



15 GRAFTON

MONTFORD BRIDGE | SHREWSBURY | SHROPSHIRE | SY4 1HF



*** AUCTION GUIDE PRICE £80,000 - £100,000 ***

A charming Grade II Listed semi detached cottage, requiring extensive renovation, with excellent potential to extend (STPP), set in lovely large gardens in this pretty rural location. Set in all approx 0.2 acres.

Auction Guide Price £80,000 - £100,000



- Grade II Listed
- Excellent scope for refurbishment
- Lovely rural location
- Fantastic large gardens
- In all approx 0.2 acres
- NO ONWARD CHAIN

DIRECTIONS

Heading north along the A5 from Shrewsbury, take the right-hand turning for Montford Bridge. After 0.4 miles, take the left-hand turning signposted for Fitz. Follow this road and after approximately 1.5 miles, there are a pair of black and white cottages on the right hand side. 15 Grafton is the first of the pair on the right hand side.

SITUATION

Grafton is a lovely rural hamlet, located approximately 7 miles from the county town of Shrewsbury. The village of Baschurch is around 3.5 miles away and provides a shop, village hall, pub and restaurant, alongside popular primary and secondary schools. Further and more extensive amenities can be found in the market town of Shrewsbury, which is also home to the Quarry Park and Theatre Severn, hosting many events year round.



DESCRIPTION

A charming Grade II Listed two-bedroom cottage, occupying a delightful position within a quiet hamlet and offering an exciting opportunity for renovation and enhancement.

15 Grafton is a charming Grade II Listed cottage which offers an excellent opportunity to create a truly lovely home. Whilst the property would benefit from extensive renovation, it retains a wealth of period character and provides excellent scope to uncover and enhance its potential.

Due to the fantastic size of the gardens, there is strong potential to extend the existing accommodation (STPP).

The accommodation offers two reception rooms, kitchen, useful utility room and two first floor bedrooms and a bathroom.

Outside, gated access leads to a gravelled driveway which provides generous parking space. The gardens are of a fantastic size, being laid to flowing lawns, whilst incorporating herbaceous borders and mature trees. Set in all approx. 0.2 acres.

GENERAL REMARKS

JOINT AGENTS

Halls Holdings Ltd, 2 Barker Street, Shrewsbury, SY1 1QJ TEL: 01743 236444

Balfours Estate Agents, The Square, Shrewsbury, SY1 1LG. TEL: 01743 353511

IMPORTANT ANTI-MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.



METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 25TH SEPTEMBER 2026 AT 2PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BOUNDARIES, ROADS & FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

CONTRACT OF SPECIAL CONDITIONS OF SALE

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of VENDORS SOLICITORS: Ms Jayne Woodland, Forsters Solicitors, 22 Baker Street, London, W1U 3BW - 020 7863 8566 approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

BUYERS REGISTRATION

Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.



GUIDE PRICE/RESERVE

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BIDDING ON BEHALF OF ANOTHER PARTY

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

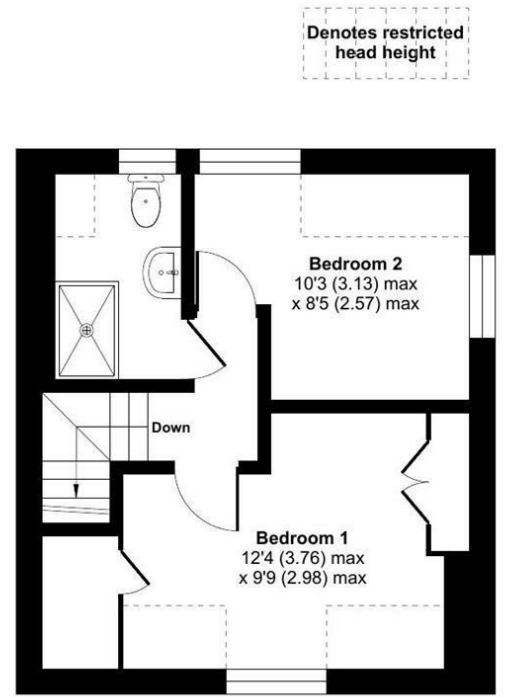
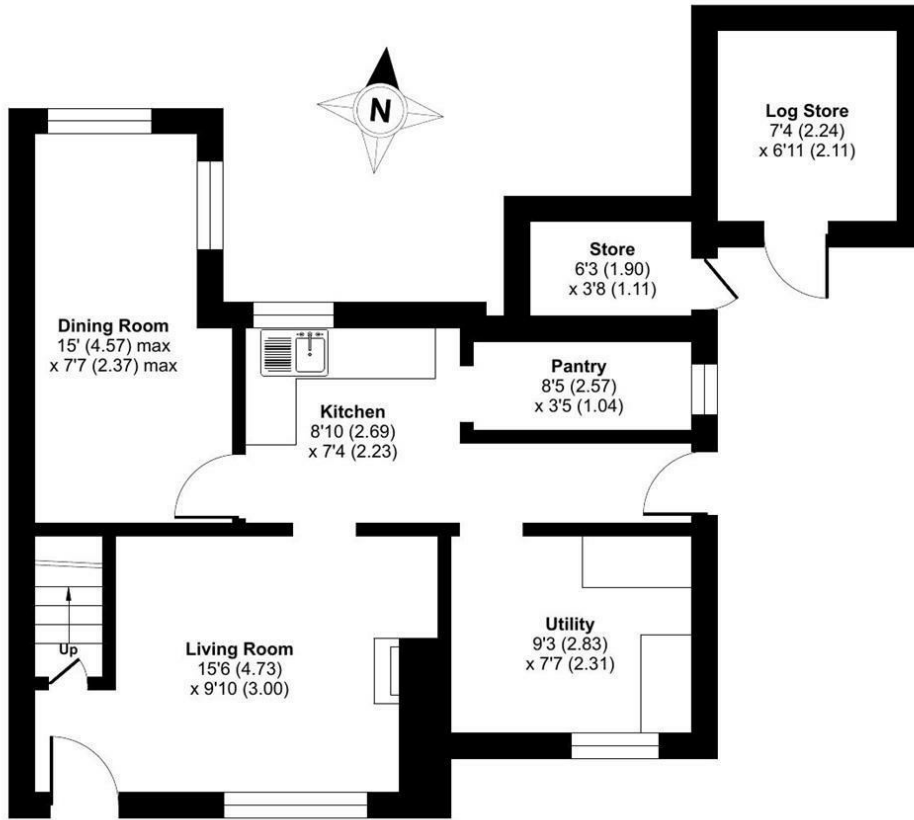
COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

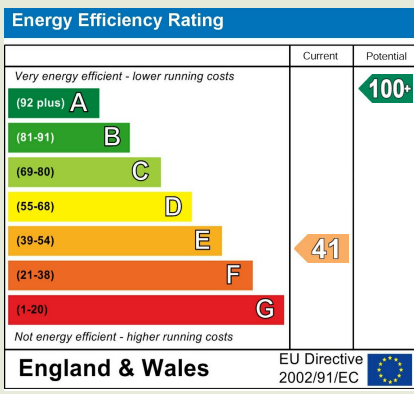
Approximate Area = 728 sq ft / 67.6 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Outbuilding = 74 sq ft / 6.9 sq m
 Total = 858 sq ft / 79.7 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1508232



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



SHREWSBURY SALES
 2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ
 ☎ 01743 236444 ✉ shrewsbury@halls.gb.com
 ➡ www.halls.gb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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