



4 THE OLD PRINT WORKS

BEAUMARIS ROAD | NEWPORT | TF10 7FZ





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Telford 9.6 miles | Shrewsbury 23.9 miles
(all mileages are approximate)

A MOST APPEALING THREE STOREY TOWN HOUSE, WITH LOW
MAINTENANCE COURTYARD GARDENS AND DESIGNATED PARKING,
LOCATED IN THE HEART OF THIS POPULAR MARKET TOWN.

Fantastic town centre location
Modern Open plan living space
Excellent investor opportunity
Easily maintained courtyard gardens
Allocated parking for 2 vehicles



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, take the B5062 towards Newport, passing through the villages of Roden, High Ercall and Cruddginton. Continue past Harper Adams University until reaching the town of Newport. Proceed into the town and along High Street, taking the right turn into New Street. Take the next left onto Beaumaris Road, proceed straight ahead and the parking area for The Old Paint works will be found in front of you.

SITUATION

Newport offers a full range of amenities including shops, supermarkets, cafés, restaurants and well-regarded schools, within a historic market town setting and strong community. The area is famed for its rolling landscape, ideal for walking and with wider facilities easily accessible in Telford and the county town of Shrewsbury and convenient road links further afield beyond.

PROPERTY

Situated within the heart of Newport, 4 The Old Paintworks is an appealing two-bedroom character property offering versatile accommodation arranged over three floors. Benefitting from two allocated parking spaces, a low-maintenance courtyard garden, this property is ideally suited to first-time buyers, those looking to downsize or purchasers seeking a convenient lock-up-and-leave home.

The ground floor offers open-plan kitchen, dining and sitting accommodation, creating a sociable and practical living space. The kitchen is fitted with a range of wall and base units, complemented by work surfaces and integrated cooking appliances. A useful guest cloakroom, and store area with plumbing for a washing machine, completes the ground floor accommodation.

To the first floor is a bedroom and a bathroom fitted with a panelled bath with shower and side screen, wash hand basin and WC. Steps lead down from the landing to a

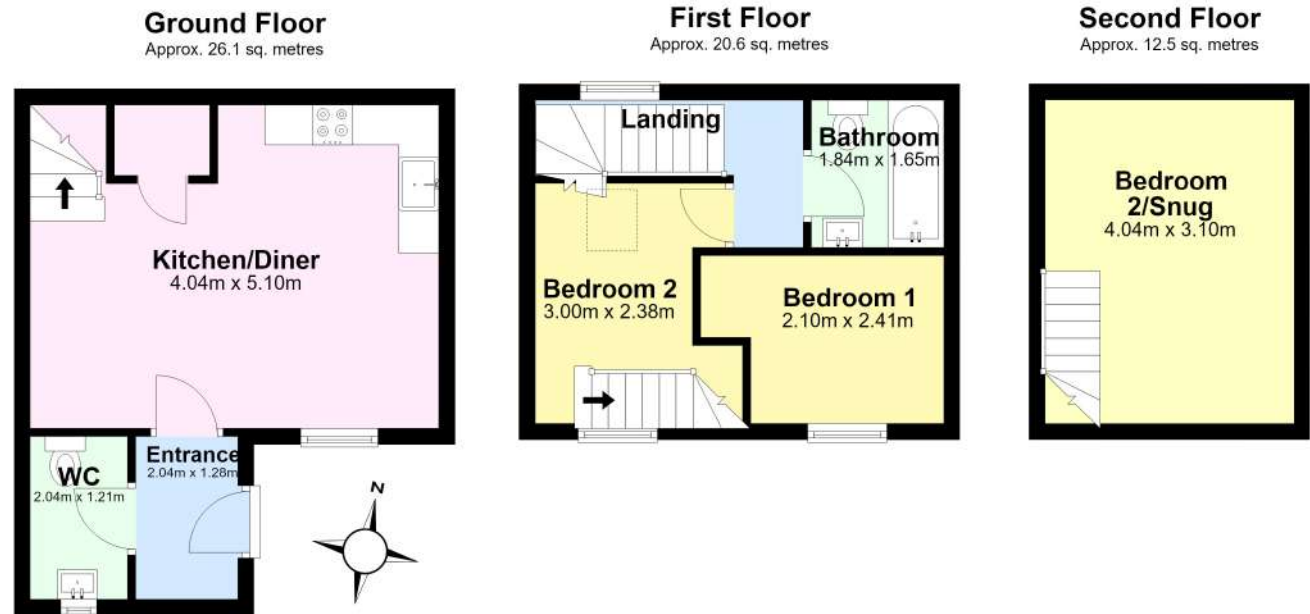
a versatile area featuring a vaulted ceiling and roof space storage, which could serve as an office or snug. Stairs rise to the second floor.

The second floor accommodates the principal bedroom, which benefits from exposed timbers and a storage area. Please note that head height is restricted in places due to the exposed timbers and sloping ceilings.

OUTSIDE

Externally, the property enjoys a low-maintenance courtyard garden, ideal for outdoor seating, together with the considerable advantage of two allocated parking spaces.

Combining character features, flexible accommodation and a convenient town-centre



4 The Old Print Works, Beaumaris Road, NEWPORT



location, 4 The Old Paintworks represents an excellent opportunity for a range of purchasers seeking a distinctive home in Newport town centre.

GENERAL REMARKS

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 27TH NOVEMBER 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.

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: Mr Thomas Blood, Graham Withers Solicitors - 01630 657222 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.

GUIDE PRICE/RESERVE

*Guides are provided as an indication of each sellers 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.

MANAGEMENT COMPANY

We understand there is a management company responsible for the pathways and parking area. More information will be available in the auction pack.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.



COUNCIL TAX

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

VIEWINGS

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

IMPORTANT NOTICE

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



