



GREENHILL

PANT | OSWESTRY | SY10 9QQ



A traditional two-bedroom semi-detached cottage requiring modernisation, occupying an elevated plot with generous gardens and excellent scope to enhance, offered for sale by auction.

Auction Guide Price £90,000



- For sale by public auction
- Traditional two-bedroom semi-detached cottage
- In need of modernisation throughout
- Generous tiered rear gardens
- Superb opportunity to add value
- Great transport links

DESCRIPTION

A particularly attractive opportunity to acquire a traditional two-bedroom semi-detached cottage, offered for sale by public auction and presenting excellent scope for improvement, refurbishment and value enhancement.

The property occupies an elevated setting and enjoys well-proportioned accommodation extending to approximately 1,045 sq ft, together with a useful detached outbuilding.

The internal accommodation currently comprises an entrance porch leading into the principal reception room with bay window, opening through to a separate dining room, which in turn gives access to the kitchen, utility and ground floor cloakroom/WC. A useful rear store further enhances the practicality of the layout.

To the first floor are two generous double bedrooms and a family bathroom, with the accommodation lending itself well to sympathetic modernisation.

Whilst the property would now benefit from a comprehensive programme of updating, it offers excellent potential for those seeking a project, whether for resale, investment or owner occupation



OUTSIDE

The property is approached from the roadside frontage with steps rising to the front entrance and a parking to the side.

To the rear is a particularly generous sloping garden arranged over several tiers, featuring mature trees, established shrubs, pathways and retained sections, all of which provide excellent scope for landscaping and the creation of an impressive outdoor space.

A detached brick outbuilding/store offers useful ancillary storage and could lend itself to workshop or hobby use.

SITUATION

The property occupies a convenient position within easy reach of local amenities and road links, whilst still enjoying an elevated outlook to the rear. The setting combines practicality with the opportunity to create a charming character home in an established residential location.

DIRECTIONS

From Halls Estate Agents in Oswestry proceed out of town on the A483 towards Welshpool. Continue through Llynclys and into the village of Pant. Proceed through the village, passing the village shop/Co-op on your right-hand side, and continue a short distance thereafter where the property will be found on the right-hand side.

W3W

///footpath.urban.inspects

AUCTION/LLEGAL PACK

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).



BUYERS PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 3.5% of the purchase price, plus VAT or a minimum fee of £4,000, plus VAT (£4,800). This will apply if the property is sold before, at or after the Auction.

BUYERS REGISTER

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

CONDITION OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

SERVICES

The property benefits from mains water and electric. There is no central heating system installed in the property.



TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire County Council

COUNCIL TAX BAND

Council Tax Band: A

VIEWINGS

Strictly by appointment with the selling agent.

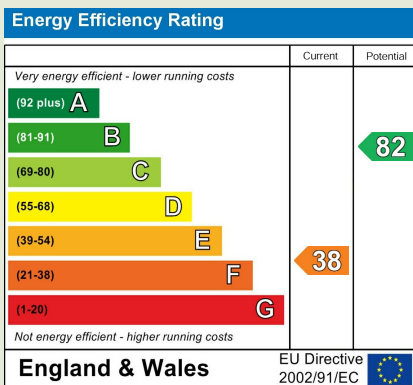
IMPORTANT AUCTION ANTI-MONEY LAUNDERING REQUIREM

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.

Approximate Area = 1045 sq ft / 97.1 sq m
 Outbuildings = 120 sq ft / 11.1 sq m
 Total = 1165 sq ft / 108.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1439820



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.



OSWESTRY SALES

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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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