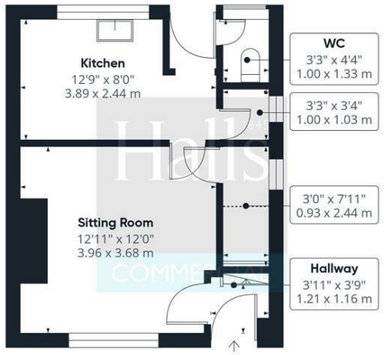
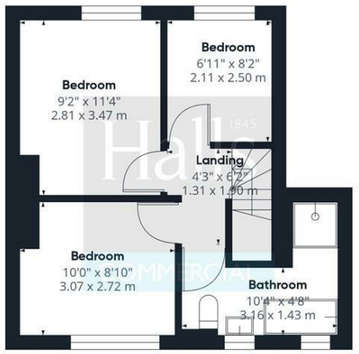
FOR SALE BY AUCTION

53 Wayland Road, Whitchurch, SY13 1RN



Ground Floor



First Floor

Approximate total area(1)
652 ft²
60.6 m²

Reduced headroom
11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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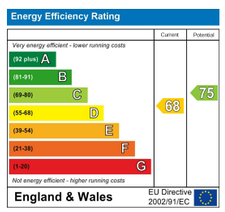
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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Property Auctions
Halls Holdings House Battlefield, Shrewsbury, Shropshire, SY4 3DR

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FOR SALE BY AUCTION | Auction Guide Price £80,000

53 Wayland Road, Whitchurch, SY13 1RN

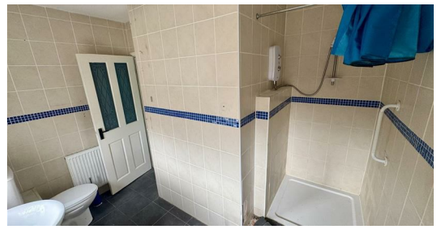
Auction Guide £80,000- £100,000
A three-bedroom mid-terraced property occupying a convenient residential position in Whitchurch. The accommodation comprises a spacious living room, kitchen, downstairs WC and pantry, with three well-sized bedrooms and a family bathroom upstairs. Outside, the property benefits from a front garden and a larger rear garden, together with on-street parking and shared side access for bin storage. Requiring some renovation, the property presents an excellent opportunity for improvement and offers good potential as a family home.

FOR SALE BY AUCTION

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s



- **Three-bedroom mid-terraced property**
- **Good size living room and kitchen**
- **Downstairs WC and pantry**
- **Three good-sized bedrooms and family bathroom**
- **Front and rear gardens**
- **Requires renovation but offers good potential**
- **For Sale by Public Auction on Friday 25th September 2026 at 2:00pm.**

Description
Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction on Friday 25th September 2026 at 2pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

A well-proportioned three-bedroom mid-terrace home situated in a popular residential area close to Whitchurch. The property provides a comfortable living room, kitchen, downstairs WC and useful pantry storage, with three good-sized bedrooms and a generous family bathroom to the first floor. Externally, there is a small front garden and a larger rear garden, with on-street parking available. A communal walkway shared with the neighbouring property provides convenient access for bins. The property offers excellent scope for modernisation and improvement.

Situation
The property is situated on Wayland Road, within a popular residential area of the market town of Whitchurch. The town centre is within easy reach and offers a good range of independent shops, supermarkets, cafés, restaurants, schools, healthcare and leisure facilities. Whitchurch railway station is also within walking distance, providing services towards Shrewsbury and Crewe, while the A41 and A49 offer good road links to Chester, Shrewsbury, Telford and the surrounding areas.

Services
(not tested at the time of inspection)
We understand that mains water including drainage, electricity and gas are connected to the property, with gas-fired central heating.

EPC
D

Council Tax Band
A

Planning
Prospective purchasers should rely on their own enquiries.
The property is understood to benefit from planning consent for Use Class C3 of the Town and Country Use Classes Order 1987.

WSW
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Local Authority
Shropshire Council,
Guildhall,
Frankwell Quay,
Shrewsbury,
SY3 8HQ
0345 678 9000

Method of Sale
The property will be offered for sale by Public Auction on Friday 25th September 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. Please contact the office for further information. The Auctioneers, as agents for 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.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)
The property will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or the Solicitors Forbes, FAO Aisha Bhailok. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

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
(Third Party Bidding)
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.

***IMPORTANT* ANTI-MONEY LAUNDERING REQUIREMENTS**
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged 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 our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.

BUYER'S 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.