FOR SALE

Auction Guide Price £40,000 - £50,000

# Bluebell Barn, Abbots Way, Hodnet, TF9 3NF

*** Auction Guide Price £40,000 - £50,0000 ***
An attractive detached former coach house with expired planning and recent positive pre-application advice for conversion into a stylish residential dwelling with parking and gardens; peacefully situated on a quiet lane within the popular village of Hodnet.

# FOR SALE

Shawbury (6 miles), Market Drayton ((9 miles), (10 miles), Shrewsbury (15 miles)

All distances approximate.

- **Former Coach House**
- **Conversion Opportunity**
- **Expired Planning**
- **Recent Positive Pre-App Advice**
- **Gardens & Parking**
- **Peaceful Village Setting**

## DESCRIPTION

Halls are delighted with instructions to offer Bluebell Barn in Hodnet for sale by public auction.

Bluebell Barn is a detached former coach house which previously benefited from now expired planning permission (16/04612/FUL) for conversion to a dwelling to include small extension; the permission was granted in January 2017 and recent pre-application advice, issued on 30th September 2025, demonstrates that, in principle, Shropshire Council consider the works acceptable and policy complaint.

The conversion would create an attractive and stylish two-storey residential dwelling providing over 1,000 sq ft of well proportioned living accommodation, this accompanied by off-street parking and garden area.

## SITUATION

Bluebell Barn occupies a peaceful setting aside a quiet lane within the semi-rural village of Hodnet, which boasts a range of day-to-day amenities, including Village Hall, Medical Centre, and The Bear Hotel public house. The village lies broadly equidistant between the market towns of Wem and Market Drayton which, between them, provide a broader selection of amenities, with the thriving county centre of Shrewsbury situated some 15 miles to the south.

## W3W

///uncouth.poet.senders

## DIRECTIONS

Leave Shrewsbury to the north-east via the A53, continuing for around 10 miles until reaching the Espley roundabout, here take the first exit onto Shrewsbury road and follow the road into Hodnet. When in the village, turn right after the Bear Hotel onto Drayton Road, turning right immediately after onto Abbots Way, where the property will be situated on the left and identified by a Halls For Sale board.

## 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. 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.

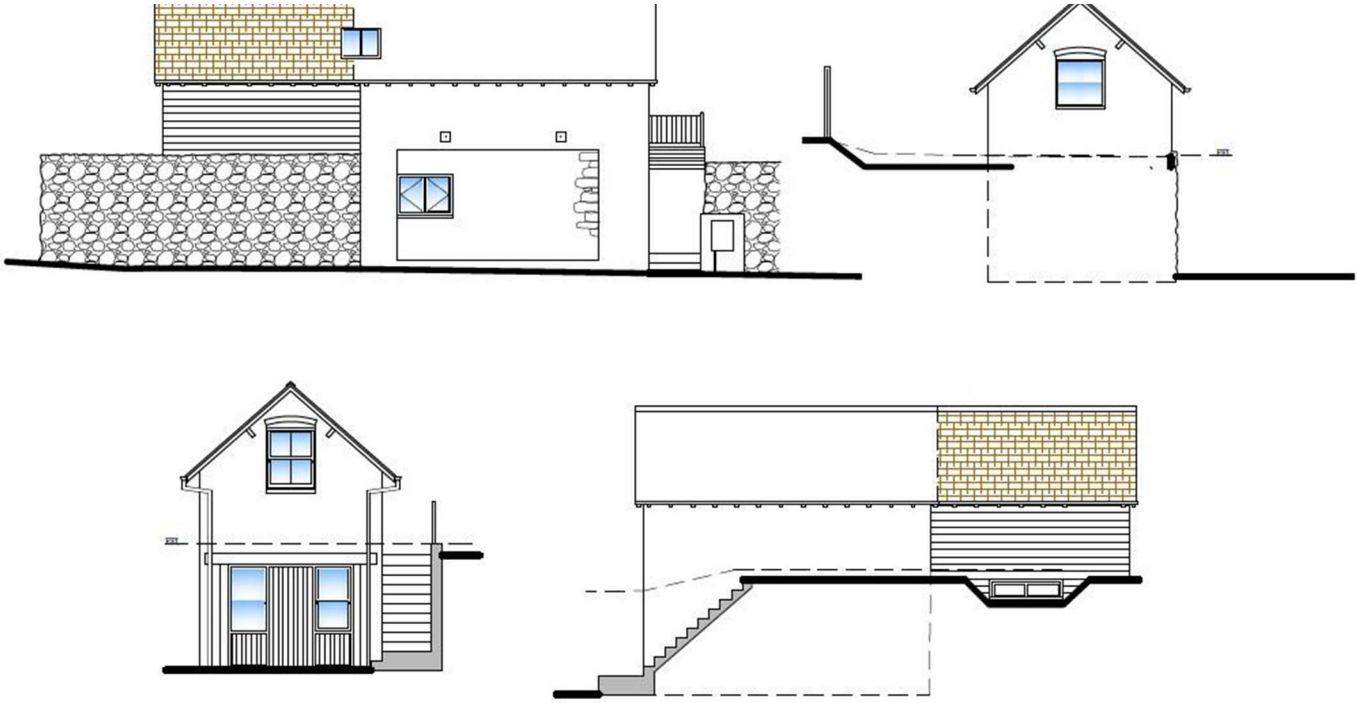
## BUYERS PREMIUM

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 £4000, plus VAT (£4,800). This will apply if the land is sold before, at, or after the Auction

0 Reception Room/s

0 Bedroom/s

0 Bath/Shower Room/s



## CONTRACT PACK & SPECIAL CONDITIONS

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 via the vendor's solicitor, Mr P Harfitt of Harfitt's solicitors, 20 High St, Wem, Shrewsbury SY4 5AA, prior to the date of the auction. 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

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.

## AML

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.

## SERVICES

We are advised that the property is served by mains water and electric.

## POSSESSION

Vacant possession will be granted upon completion.

## TENURE

The property is said to be of freehold tenure.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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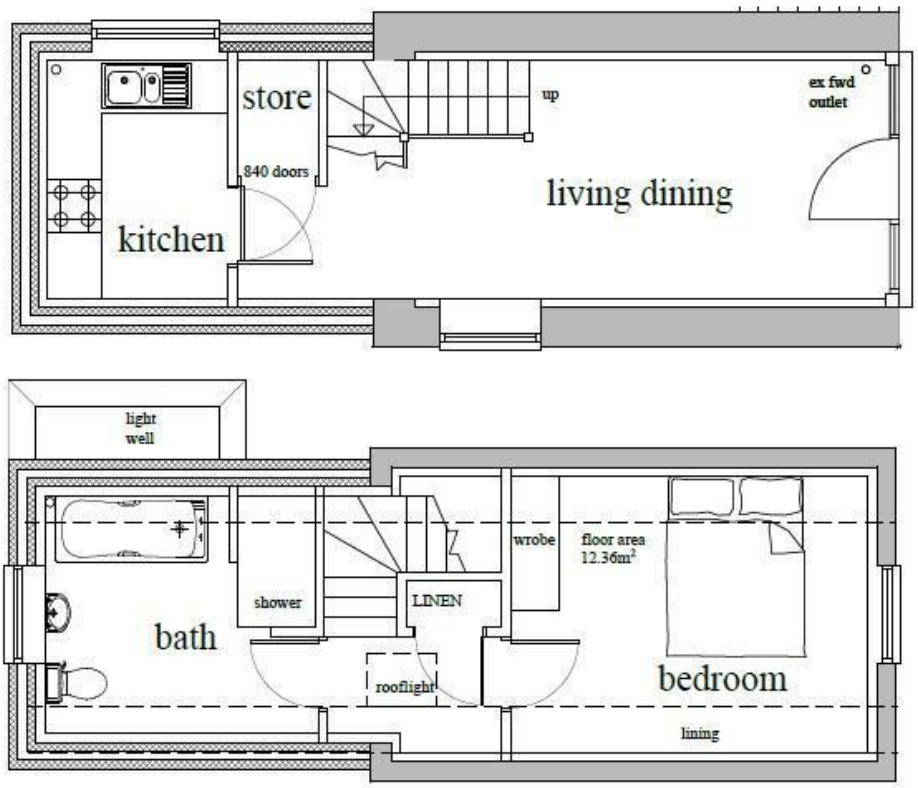


**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is 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 Ratings


Halls 1845

01691 622602

**Ellesmere Sales**
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com


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The Property Ombudsman

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