



47 LONGLANDS LANE

| MARKET DRAYTON || TF9 1HD



This is a mature end-terraced house offering well-proportioned two-bedroom accommodation arranged over three floors. The property occupies a convenient position close to the centre of Market Drayton and provides an excellent opportunity for purchasers looking for a project with scope for modernisation and improvement. The property will be sold at a public auction on the 27th November.

Auction Guide Price £95,000



1 2 2 E

- End of Terrace
- For Sale by Public Auction
- Friday 27th November
- Requires Remedial Improvements
- Close to Town Centre
- Parking & Garage

LOCATION - MARKET DRAYTON

Market Drayton is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There are local primary & a secondary schools, swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 47 Longlands Lane at our public auction on Friday 27th November at 2pm at our Battlefield sale room.



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The accommodation briefly comprises an entrance hall leading into the lounge/diner, together with a fitted kitchen, useful utility room and ground floor bathroom. To the first floor, there is a good-sized bedroom positioned to the front of the property with fitted wardrobes, while to the rear is a further bathroom. A door from the first-floor landing provides access to a staircase leading to the second floor, where there is a further bedroom with a skylight window to the rear.

Whilst requiring a programme of remedial works and general modernisation, the property offers considerable potential and could make an attractive home once improved. Its end-terraced position, useful outside space, garage and convenient location close to the town centre add further appeal.

OUTSIDE

Externally, the property has a small area of garden to the front, whilst to the rear there is a useful parking area together with a garage, store and small, covered veranda. The property benefits from double glazing and gas-fired central heating.

DIRECTIONS AND WHAT 3 WORDS

From the centre of Market Drayton drive down Frogmore Road passing Lidl and B & M. At the roundabout turn right into Smithfield Road and at the next roundabout turn left into Longlands Lane and the property is located on the left hand side.

What 3 Words - ///vibrating.meant.oven



BIDDING ON BEHALF OF ANOTHER PARTY (THIRD PARTY BI

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.

AUCTION AML

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.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'B' on the Shropshire Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.

WH18 210926



SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

CONTRACT AND SPECIAL CONDITION OF SALE

The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors 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.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the purchaser will be responsible for paying a Buyer's Premium as noted. This is additional to the purchase price and set at 3.5% plus VAT of the "hammer price", subject to a minimum fee of £4,000 plus VAT or if the "hammer price" is £24,999 or less there will be a fixed fee of £2,000 plus VAT.

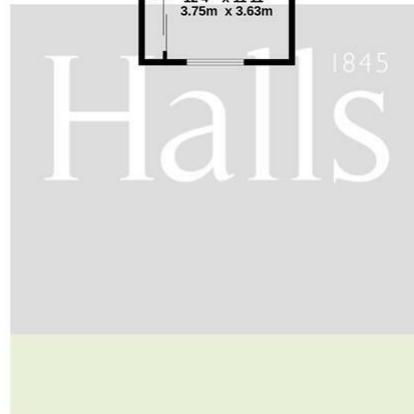
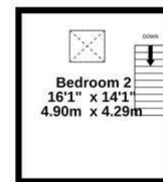
SOLICITORS

Gough Thomas and Scott.

Ground Floor
848 sq.ft. (78.9 sq.m.) approx.

1st Floor
348 sq.ft. (32.3 sq.m.) approx.

2nd Floor
229 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	78
EU Directive 2002/91/EC		
England & Wales		

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.



WHITCHURCH 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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