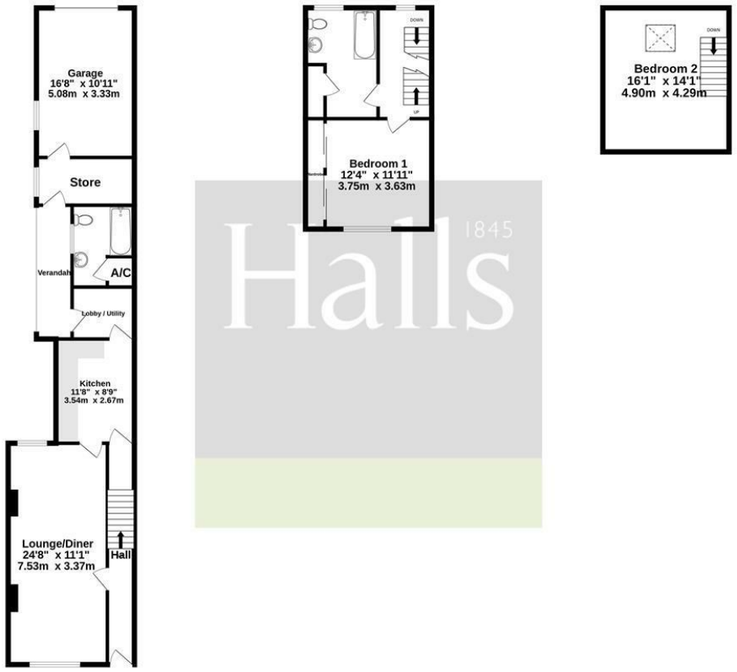
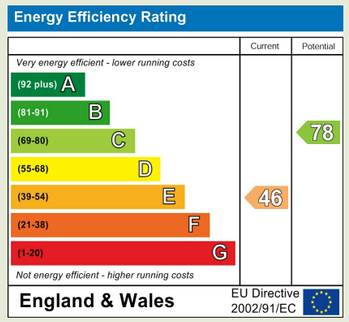


TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

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.
Made with Metropix ©2026



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.

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The Property Ombudsman

Halls 1845

WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.

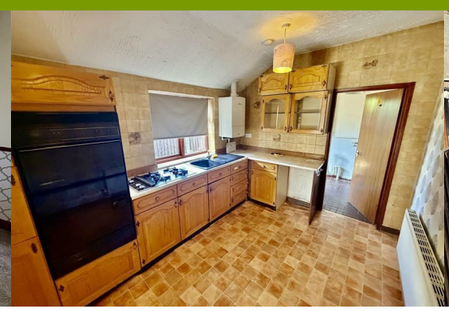


Halls 1845

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.

47 Longlands Lane 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 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

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

Method of Sale

47 Longlands Lane will be offered for sale by Public Auction on Friday 27th November 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2 pm. 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.

Katie Jones of Gough Thomas and Scott



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.

Completion to be set for 8th January due to the Christmas break.

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.

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

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from Katie Jones of Gough Thomas & Scott in Ellesmere. 01691 622413 or by e mail katiejones@gtssolicitors.co.uk. (see Conditions of Sale below).