

THE GRINDLEYS

ASTERLEY | MINSTERLEY | SHREWSBURY | SY5 0AS

Halls 1845



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Shrewsbury 8.9 miles | Telford 23.2 miles
(all mileages are approximate)

A CHARMING COUNTRY COTTAGE IN A STUNNING RURAL POSITION, OFFERING FANTASTIC POTENTIAL FOR EXTENSION (STPP), WITH A MODERN MULTI PURPOSE OUTBUILDING AND GENEROUS GARDENS.

Detached Country Cottage
Excellent potential to extend (STPP)
Wonderful plot with glorious views
Impressive multi purpose outbuilding
Set in all approx 1 acre

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
T: 01743 236444
E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///corn.feasts.bookcases
From Shrewsbury take the A488 road towards Bishops Castle passing through the villages of Hanwood and Pontesbury. On leaving Pontesbury travel approximately 0.2 miles and take the first right turn signposted Asterley. After approximately 1.3 miles head into Asterley and take the right turn in Westbury, and after 100 yards turn right again. Follow this road for approx. 0.6km and turn left onto a track which leads to the property.

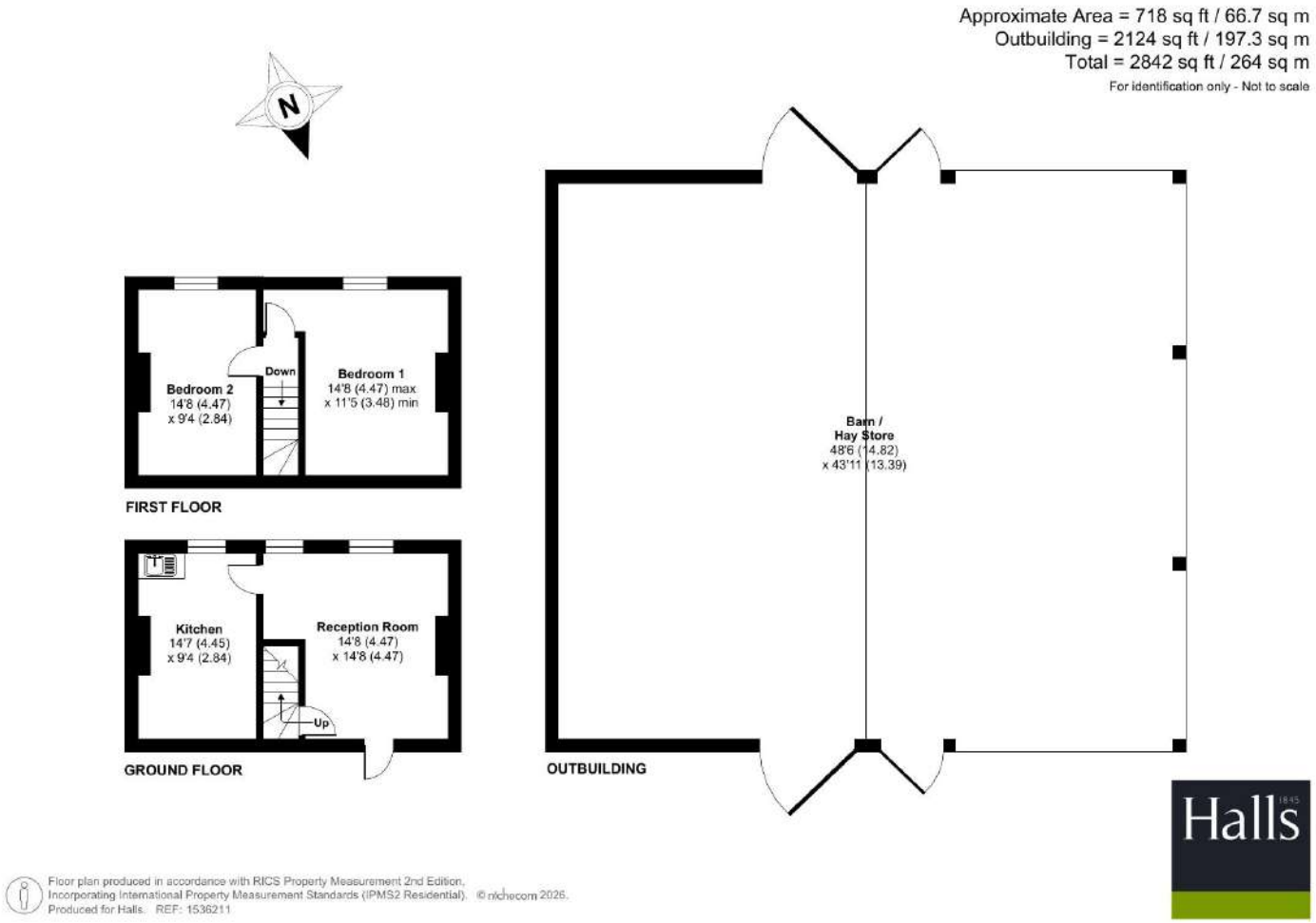
SITUATION

The property is pleasantly situated and enjoys a convenient yet quiet position, approximately 2 miles from Pontesbury. Pontesbury offers an extensive range of amenities including a church, butchers/bakers, doctors surgery, shops, public houses, restaurants and primary and secondary schools. The county town of Shrewsbury has a comprehensive range of leisure, social and shopping facilities and the A5 link road provides excellent access to the M54 motorway and on towards the national motorway network. A rail service is available in the town centre.

PROPERTY

Occupying an idyllic rural position at the end of a track, The Grindleys is a charming mature two-bedroom cottage offering an exciting opportunity for renovation and enhancement. Surrounded by open fields and enjoying stunning panoramic views across the surrounding countryside, the property presents tremendous potential for those looking to create a superb family home in a peaceful and unspoilt setting.

The cottage requires extensive renovation throughout but offers considerable scope for improvement and extension, subject to obtaining the necessary planning consents. Providing an exciting starting point for prospective purchasers to explore the possibilities.



The property is set within its own generous grounds, extending to approx 1 acre, enjoying a wonderful sense of space, privacy and seclusion, with the surrounding rural landscape providing an attractive backdrop.

Further enhancing the appeal is a useful three-bay open-fronted multi purpose outbuilding with adjoining lean-to, providing potential for a variety of livestock, with parking at either side.

The Grindleys represents a rare opportunity to acquire a rural renovation project with outstanding potential, offering purchasers the chance to create a bespoke home in a truly idyllic countryside location.













GENERAL REMARKS

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 27TH NOVEMBER 2026 AT 2PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of 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.

BOUNDARIES, ROADS & FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

CONTRACT & SPECIAL CONDITIONS OF

SALE

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of VENDORS SOLICITORS: Ms Hayley Griffiths, FBC Manby Bowdler - 01902 578000 approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS 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.

GUIDE PRICE/RESERVE

*Guides are provided as an indication of each sellers 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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Main electricity, mains water. We understand that the current owners installed a sewage treatment plant in 2021; however, this has not been connected to the property.



VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

AGENTS NOTE

Following completion, it is agreed the vendor will erect a stock-proof fence for the boundary points marked A - D on the site plan. The cost of the materials will be the responsibility of the successful purchaser/s.

IMPORTANT NOTICE

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.

The Grindleys, Asterley, SY5 0AS



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10 m
Scale 1:600 (at A4)

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