

The Beeches Shrewsbury Road, Hadnall, Shrewsbury,
Shropshire, SY4 4AE

www.hbshrop.co.uk



Auction Guide £800,000

Viewing: strictly by appointment
through the agent

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in



Auctioneer's comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Canopy over

Sealed unit double glazed wooden entrance door with sealed unit double glazed lattice windows to side, give access to:

Reception hallway

Having coving to ceiling, radiator, dado rail, sealed unit double glazed lattice effect window to front. Door from reception hallway gives access to:

Lounge

17'9 x 15'5

Having wood burner set to an exposed brick style chimney breast with timber mantle, mock timber style beams to ceiling, two leaded sealed unit double glazed windows to the front and rear, plus two additional leaded sealed unit, s, glazed window to side, radiator, wall light points and television point.

From reception hallway, door gives access to:

Dining room

11'6 x 10'9

Having mock tudor style beams to ceiling, radiator, sealed unit double glazed lattice effect window with centralised sealed unit double glazed lattice effect doors which give access to:

Conservatory

10'3 x 9'9

Having a range of sealed unit double glazed windows, polycarbonate roof with ceiling fan, built-in light, tiled floor.

Glazed door from reception hallway gives access to:

Kitchen / breakfast room

17'11 x 10'0

Having hand crafted base units with built-in drawers above, fitted dresser style unit with built-in cupboards and drawers and wooden work top, tiled floor, sealed unit double glazed leaded windows to front and rear, radiator, fitted worktops with inset Belfast style sink with mixer tap over, mock tudor style beams to ceiling, a Range cooker set to an exposed brick style chimney breast, under-stairs storage cupboard. Door from kitchen / breakfast room gives access to:

Utility room

10'4 x 6'1

Having floor mounted oil fired central heating boiler, worktop, sink with storage cupboard below, tiled floor, radiator, leaded sealed unit double glazed window and upvc wood effect stable style doors giving access to the side of property. Door from utility room gives access to:





Walk-in pantry

6'11 x 6'1

Having fitted shelves, worktop, tiled splash surrounds, tiled floor, sealed unit double glazed window to the side, wall-mounted control panel.

Door from reception hallway gives access to:

Wet room

Having wall-mounted shower, roll topped bath, low flush WC, wash hand basin, tiled floor, tiled to walls, spotlights to ceiling, heated style towel rail, two glazed windows to rear.

From reception hallway stairs rise to:

First floor landing

Having radiator, loft access, coving to ceiling, large over-stairs storage cupboard, linen store cupboard and airing cupboard. Doors from first floor landing give access to all bedrooms, bathroom and separate WC.

Bedroom one

12'8 x 9'9

Having leaded sealed unit double glazed window to rear, coving to ceiling, radiator, built-in wardrobe. Wooden framed glazed door gives access to:

En-suite shower room

Having tiled shower cubicle, wall-mounted wash hand basin, WC, wall-mounted extractor fan, coving to ceiling.

Bedroom two

11'6 x 10'9

Having leaded sealed unit double glazed window to rear, radiator, coving to ceiling.

Bedroom three

12'2 x 7'7

Having leaded sealed unit window to front, radiator, coving to ceiling, television aerial point.

Bedroom four

11'5 max into recess reduce 8'11 x 9'10

Having leaded sealed unit double glazed window to front, radiator, coving to ceiling.

Bathroom

Having paneled bath with shower attachment off taps, shower cubicle, wash hand basin with mixer tap over, tiled floor, part tiled to walls, storage cupboard, two leaded glazed windows.

Separate WC

Having low flush WC, radiator, wash hand basin, tiled effect floor covering, leaded sealed unit double glazed window to rear, radiator.

Outside

To the front of the property there is a substantial tarmac driveway which gives access to:

Garage

19'4 x 17'4

Having electrically operated roller door, service door to side, glazed window to rear.

Outside

To the left hand side of this there is a further large stoned parking area. To the right hand side of this the driveway extends to the rear of the property, where there are large grounds, natural pool, further parking and separate paddock with a range of outbuildings. The grass paddocks extend to approx. 1.64 of an acre with a toilet block adjoins the field with four outside electric hook-up points. The pond area extends to 0.42 of an acre comprising natural pond, woodland and outbuilding. The remaining area forms the drive and access track extends to approx. 0.2 of an acre. In total the total site area is approx. 2.65 acres. The outbuildings comprise:

Pole barn store

Dimensions (m) 7.40 x 3.40

Constructed of timber with corrugated iron roof.

Nissen store

Dimensions (m) 9.00 x 7.20

Being steel and brick construction, paving slab floor, timber double door.

Dutch barn

Dimensions (m) 5.46 x 3.83

Constructed of a timber frame, corrugated steel sheet cladding.

Store with toilet block

Dimensions (m) 8.00 x 5.80

Constructed of pre-fabricated concrete, timber cladding and corrugated sheet roof, concrete floor, WC, wash hand basin, drying room, and former stores (disused)

Tool shed and canopy, glazed greenhouse.

Agents notes

Rights of way

There has been no highway search undertaken. ASSUMPTION: We have assumed that the roads and footpaths adjacent to the property are adopted and the right to use any access routes that serve the building are reserved within the Title and that there are no other rights of way or easements that would affect the property / value.

Condition of land drainage

No specific investigations have been undertaken for the condition of the drains. ASSUMPTION: We have assumed that the land drains are in working order.

The caravan club

Can certify sites operated by members limited to a maximum of 5 caravans or motorhomes at any one time. If space permits, the site can also accept a maximum of ten tents, unless express permission has been granted by the Club to accommodate more. The Club's exemptions to the site licensing requirements of the 1936 Public Health Act, and the First schedule to the Caravan sites and control of development Act 1960, specifically permits the Club to establish small campsites without the need to apply for planning permission, and is considered permitted development. The site was registered with the Club for a period of approx. 17 years between 2005 and 2022. The site is not currently registered with the organisation.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band

As taken from the Gov.uk website we are advised the property is in Band [E] - again we would recommend this is verified during pre-contract enquiries.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

