



APARTMENT 6 | HOTEL PLACE

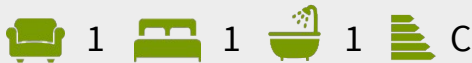
CHURCH STRETTON | SHROPSHIRE | SY6 6DZ



*** ONLINE TIMED AUCTION GUIDE PRICE £75,000 - £85,000 ***

A particularly spacious and most desirable second floor flat, with scope for some improvement and offering a lovely outlook and parking, in this highly sought after location.

Auction Guide Price £75,000



- Popular town location
- Spacious rooms
- Gas fired central heating
- Parking space
- Attractive outlook
- Online Timed Auction

DIRECTIONS

Approaching from Shrewsbury on the A49 southbound. Upon reaching the traffic lights at the crossroads in Church Stretton, turn right onto Sandford Avenue and proceed up towards the next T Junction. Turn right and the property will be found on the right hand side, with parking positioned at the rear.

SITUATION

The house is situated close to the centre of Church Stretton. The town offers an extensive range of amenities including restaurants, leisure facilities, a library, doctors/dental surgeries, primary and secondary schools and other high street shops. The property has easy access to the Shropshire Hills, an Area of Outstanding Natural Beauty with glorious hill walking opportunities on the doorstep. There are rail links to Manchester, Birmingham and Cardiff. The A49 provides access to Ludlow and Hereford to the south and Shrewsbury to the north leading to the M54 motorway.



DESCRIPTION

Flat 6, Hotel Place is a spacious second-floor apartment occupying a highly convenient central position in the heart of Church Stretton, offering the rare benefit of allocated parking together with excellent scope for modernisation. Enjoying attractive views towards both the Long Mynd and Stretton Hills, the well-proportioned accommodation comprises a welcoming entrance hall with intercom system and loft access, a generous living room featuring an attractive brick fireplace and characterful stained-glass window overlooking the Long Mynd, a spacious kitchen/dining room fitted with a range of base units, ample work surfaces, space for appliances, plumbing for a washing machine and a large storage cupboard housing the Worcester central heating boiler, together with delightful rear-facing views towards the Stretton Hills. The double bedroom is equally well-proportioned and also has a stained-glass window framing views of the Long Mynd, while the bathroom is fitted with a white suite including a panelled bath with shower over, low-level WC, wash hand basin and a useful airing cupboard with slatted shelving. Offering generous accommodation in a sought-after town centre location, this appealing apartment presents an excellent opportunity for buyers seeking a property they can update to their own taste whilst enjoying easy access to Church Stretton's amenities and the surrounding Shropshire Hills.

GENERAL REMARKS



ONLINE TIMED AUCTION

Apartment 6 Hotel Place will be offered for sale by Unconditional Online Timed Auction, bidding opens at 12 midday on Friday 9th October and closes at 12 midday on Thursday 15th October. 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.

To bid, click on the REGISTER TO BID button below or click the link here <https://estate-agents.hallsgb.com/property/34910437/sy6/church-stretton/hotel-place/apartment/1-bedroom>

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 timed 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. There is a cost of £36 for this per buyer.

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 at Watson Watson, Shrewsbury 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 AND 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, 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.

SOLICITORS

Watson Watson Solicitors, Mercury House, Shrewsbury Business Park, Shrewsbury, SY2 6LG - Ms Olivia Howard - Telephone: 01743-770400 - Email: olivia@watsonwatson.com

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

999 years from 22 August 1986 - 959 years remaining

Ground rent = £10 pa approx.

Service Charge = £1250 pa approx.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

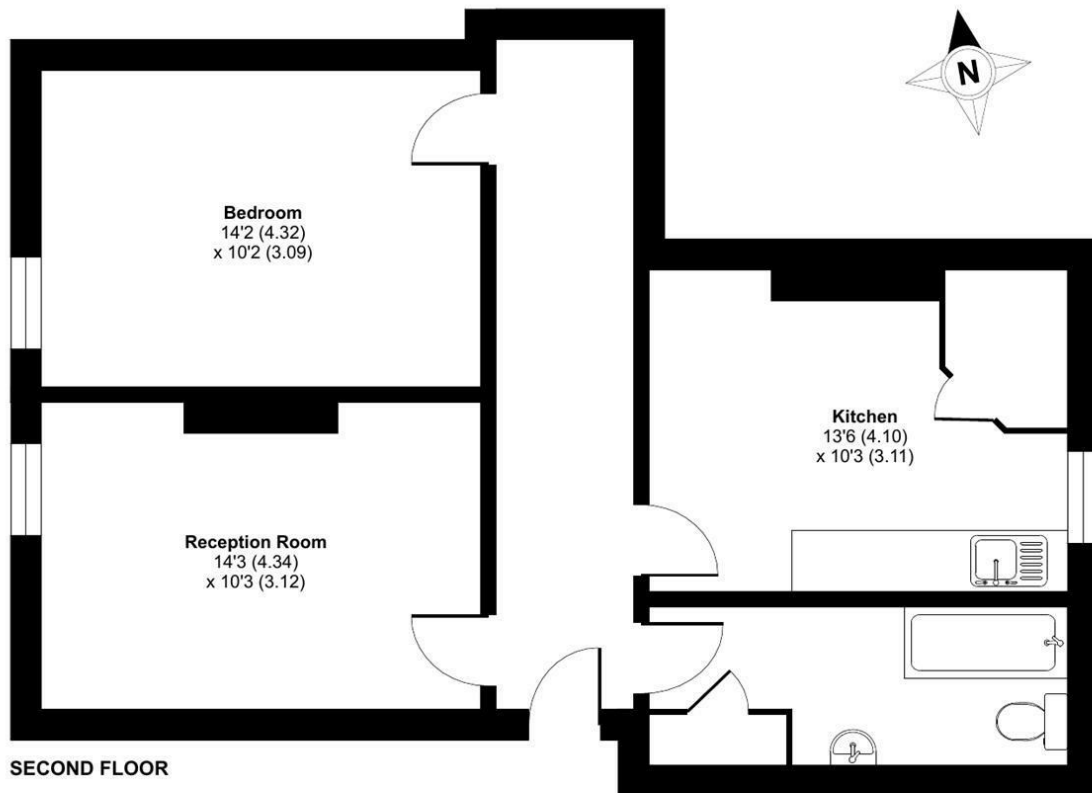
The property shows as Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

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

Approximate Area = 635 sq ft / 59 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1501615

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		
England & Wales	75	81
EU Directive 2002/91/EC		

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.



SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

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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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