Palace Auctions London

LOT 42



FREEHOLD LAND · FOR SALE BY AUCTION · 28 OCTOBER 2026

Former TRS station land, Hall Cottages

Harmer Hill, Shrewsbury, Shropshire SY4 3DX

GUIDE PRICE	SITE	TENURE	LOCATION
£20,000	**80 ft × 20 ft**	**Freehold**	**Harmer Hill**
Plus VAT on the hammer price	c. 24.4 m × 6.1 m · c. 150 m²	Vacant possession	c. 7 miles north of Shrewsbury

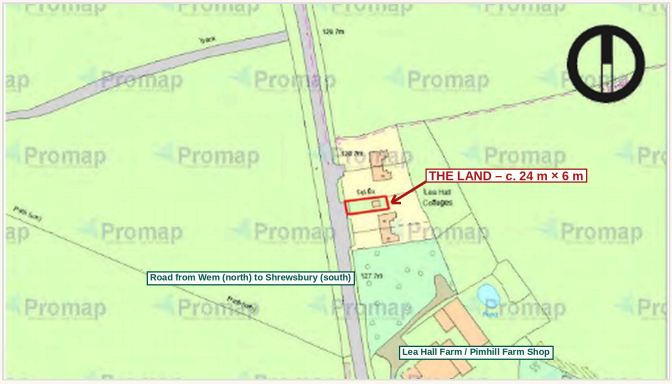
The freehold site of the former Harmer Hill telephone repeater station, between the cottages at Lea Hall with a frontage to the road from Wem to Shrewsbury, in open Shropshire countryside. There is no planning permission.

The land

The freehold site of the former **Harmer Hill telephone repeater station** at Lea Hall Cottages, offered at a guide price of **£20,000 plus VAT**.

The plot was conveyed to the Post Office in 1950 and measures **80 ft by 20 ft** (about 24.4 m by 6.1 m, about 150 m²), with a 20 ft frontage to the road from Wem to Shrewsbury. It lies between the gardens of the Lea Hall cottages, with paddocks behind, a short way north of Lea Hall Farm and the Pimhill Farm Shop. It is registered under title number SL147370 and sold with vacant possession.

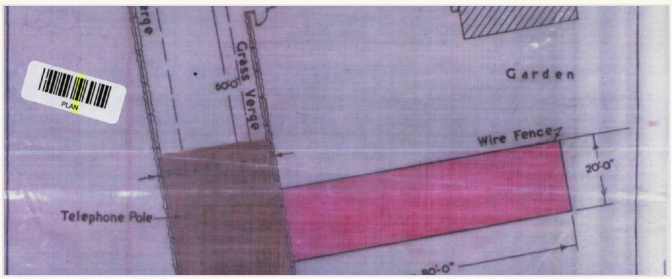
> **Points to note.** A 1950 **right of pre-emption** remains on the register, and there is a covenant to keep the land fenced. There is **no planning permission**, and the auctioneers have not inspected the site. See the legal pack.



Location – the land edged red at Lea Hall Cottages. Promap © Crown copyright. For identification only.



Aerial view – the plot outlined. Approximate.



The 1950 conveyance plan – the land coloured pink.



The roadside at Lea Hall Cottages.

Key features

- Freehold plot of 80 ft × 20 ft (c. 150 m²)
- Former telephone repeater station site
- 20 ft frontage to the Wem–Shrewsbury road
- Between the cottages at Lea Hall
- Open countryside, north of Shrewsbury
- Sold with vacant possession

Summary

Tenure	Freehold – SL147370
Possession	Vacant possession on completion
Planning	None
Local authority	Shropshire Council
Viewing	From the roadside, in daylight, at your own risk

Auction information and buyer's costs

Date and venue	Wednesday 28 October 2026 at 1.00 pm · The Mirror Room, Claridge's, Brook Street, Mayfair, London W1K 4HR
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Completion	20 business days after exchange – Wednesday 25 November 2026 if sold at the auction
Legal pack	Available to registered bidders, with the positioning plan and the 1950 conveyance plan. Buyers must read it and the Special Conditions of Sale before bidding

Buyer's costs

Item	Amount	When payable
Deposit	10% of the price (minimum £3,000)	On exchange at the auction
Buyer's premium	1% of the price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Seller's legal costs and any searches	£780 (no VAT), plus any searches supplied	On completion
VAT on the price	VAT is chargeable on the hammer price	On completion
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and reserve

The guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is confidential and will not be more than 10% above a single-figure guide. Guide prices and reserves may change up to the day of the auction.

Important notice

These particulars are a general guide and do not form part of any contract. Descriptions and measurements are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Measurements are scaled from the HM Land Registry title plan, which shows general boundaries only. Photographs and plans are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale.

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