



FEATURES

- Online auction date 29 & 30 July 2026
- Comprehensive renovation project
- Detached barn - conversion potential (STP)
- Suitable for investors or owner occupiers
- Approx. total plot size of 1.55 acres
- Guide price £375,000+
- Attached double garage for secure storage
- Desirable picturesque village location
- Extensive mature gardens with greenhouse
- Versatile and generous 3-bedroom layout

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office: James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number: 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.

Guide Price: £375,000+

3-bedroom detached house

108 The Dale
Ashley, MARKET DRAYTON
TF9 4NP

OVERVIEW

Detached three-bedroom house for sale by auction with no chain. A rare, prime renovation project situated within a sought-after village location.

Enter via a central hallway featuring a bathroom and utility room. The hall leads to a characterful dining room with exposed beams, flowing into a kitchen and a lounge with a traditional brick fireplace. Secondary access to the lounge is available via the utility, where stairs rise to the first floor. Upstairs, the landing provides access to three double bedrooms. Each room provides an ideal canvas for modernisation, benefiting from natural light and countryside views. This layout balances period charm with the scope for a complete bespoke transformation of the living space.

Set within a substantial semi-rural plot, the property includes a large two-storey brick barn with an attached double garage. An ample driveway provides parking for multiple vehicles alongside extensive mature gardens and land with development potential (STP).

Ideally located on The Dale accessed via Gravelly Hill.

Lot No.1

Auction date: 29 & 30 July 2026

Floor Areas

Ground floor 72 m2 / 770 ft2

First floor 45 m2 / 481 ft2

Main house floor area 117 m2 / 1259 ft2

Barn floor area 31 m2/ 333 ft2

(taken from Floorpan)

Council Tax

Rated within council tax band E.

EPC

This property is rated with EPC band F and expires on 19th April 2036 <https://find-energy-certificate.service.gov.uk/energy-certificates/9736-0324-8600-0543-1292>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk> Buyers

Tenure

Freehold.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Buyers Premium

3% (min.£4,500) inc. VAT.

Deposit

10% deposit payable in addition to the Buyer's Premium.