



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 Dale Road just off Gravelly Hill road.

## Lot No.1

Auction date: 17 & 18 June 2026

#### Floor Areas

Ground floor 72 m<sup>2</sup> / 770 ft<sup>2</sup>  
First floor 45 m<sup>2</sup> / 481 ft<sup>2</sup>  
Main house floor area 117 m<sup>2</sup> / 1259 ft<sup>2</sup>  
Barn floor area 31 m<sup>2</sup> / 333 ft<sup>2</sup>  
(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](mailto: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.

#### FEATURES

- Online auction date 17 & 18 June 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 village location in picturesque
- Extensive mature gardens with greenhouse
- Versatile and generous 3-bedroom layout

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