

**Bowen Son
and Watson**

with **Kent Jones**

Knowledge | Expertise | Integrity

Collective Property Auction

9th December 2021, 2:00pm

Lion Quays Hotel, Moreton, Oswestry



RICS

The mark of
property professionalism worldwide

Chartered Surveyors | Auctioneers and Valuers | Estate and Letting Agents

Auction information

The Catalogue

Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. 'All area's and measurements included within this catalogue are approximate and are for guidance purposes only. All plans included are not to scale and for indicative purposes only. Interested parties should consult the Legal Packs for each property for specific Conditions of Sale and take special note of the required completion dates.

Pre Auction Sales

Offers made on the property included in this catalogue may be accepted by the Vendor prior to the auction. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the relevant office.

Auctioneer's office

The Auctioneer can not be held responsible for the costs incurred in respect of any lot which is withdrawn or sold prior to auction.

Legal Packs

Legal packs for the properties will be available for inspection at least 14 days prior to the auction at the office from which the viewings are conducted and on the day of the auction (from 12 noon at Lion Quays). It is important you read these and the final addendum/alteration list which will also be available as any purchase will be subject to these.

Solicitors Details

The name, address and telephone number of the Solicitor who will be acting for you in any purchase will be required before you leave the auction room.

Deposit

The successful bidder will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £5000. Deposits can only be paid by Bankers draft, building society cheque or personal cheque. Please note, should the cheque have to be represented, an administration charge of £50 + VAT will be charged by deduction from the deposit.

Administration Charge

Purchasers will be required to pay by cheque, made payable to Bowen Son and Watson, an administration charge of £250 + VAT in addition to the deposit. A VAT receipt will be issued after the auction.

Insurance

At the fall of the hammer the property becomes the purchaser's insurable risk. Insurance will need to be arranged immediately after the auction.

Post Auction Sales

If a property you are interested in is not sold at the auction please speak to the auctioneer and make an offer. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with the purchase under auction rules.

The conduct of the Auction

Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant
- Read the conditions
- Inspect the lot
- Carry out usual searches and make usual enquiries
- Check the content of all available leases and other documents relating to the lot
- Check that what is said about the lot in the catalogue is accurate
- Have finance available for the deposit and purchase price
- Check whether VAT registration and election is advisable.

Our role

As agents for each seller we have authority to:

- Prepare the catalogue from information supplied by or on behalf of each seller
- Offer each lot for sale
- Sell each lot
- Receive and hold deposits
- Sign each sale memorandum
- Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by the conditions. Our decision on the conduct of the auction is final.

Guide Prices

Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at Auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the Auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Prices

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

The particulars and other information

We have taken reasonable care to prepare particulars that correctly describe each lot. However the particulars are based on information supplied by or on behalf of the seller and we are not responsible for errors.

The particulars are for your information but you must not rely on them. They do not form part of any contract between the seller and the buyer. If we provide any information or a copy of any document we do so only on the basis that we are not responsible for its accuracy.

The contract

A successful bid is one we accept as such. If you make a successful bid for a lot you are obliged to buy that lot on the terms of the sale memorandum. The price will be the amount you bid plus VAT (if applicable).

You must before leaving the auction:

- Provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity that complies with money laundering regulations)
- Sign the completed sale memorandum and
- Pay the deposit

We may retain the sale memorandum signed by or on behalf of the seller until we receive the deposit in cleared funds.

This information has been abstracted from the RICS Common Auction Conditions Edition 4 which is available upon request.

6 lots for sale by Auction

09
Dec
2021

Auction to be held at 2pm

Lion Quays Hotel,
Moreton, Oswestry, Shropshire, SY11 3EN
Telephone: 01691 684300

or online auction dependent on
Covid 19 legislation

2022 Collective Property Auction Dates

Thursday 24th March (closing date for entries is
Friday 11th February), Thursday 30th June, Thursday
29th September and Thursday 8th December.



Auction Departments

Auctioneers:

Eddie Bowen MRICS FAIV

Old Town Hall, The Square, Ellesmere. SY12 0EP
Tel: (01691) 622534

James Sumner MRICS

1 King Street, Wrexham. LL11 1HF
Tel: 01978 340000

Jonathan Bevan B.Sc(Hons)

35 Bailey Street, Oswestry. SY11 1PX
Tel: 01691 652367

Andy Brown B.Sc(Hons)

34 Castle Street, Liangollen. LL20 8RT
Tel: 01978 860346
2 Church Street, Chirk, Wrexham. LL14 5HA
Tel: 01691 772443

Important information

Due to recent changes made to the money laundering regulations and legislation, we are now required by law to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship you may have with Bowen Son and Watson.

Full details are on page 9.

* For a full explanation of what is meant by the terms 'Guide Price' and 'Reserve Price' please refer to 'The conduct of the Auction' notes on the inside front cover of this catalogue.

**Bowen Son
and Watson**

with **Kent Jones**

Order of Sale

- Lot 1 18 Ash Grove, Llay,
Wrexham, LL12 0UF
➔ **Guide Price* Excess £130,000**
- Lot 2 'Wor-Yam', Fir Tree Lane, Wem, Shrewsbury,
Shropshire SY4 5EU
➔ **Guide Price* Excess £150,000**
- Lot 3 4.37 Acres of Land off School Lane, Trefonen,
Oswestry, Shropshire, SY10 9EL
➔ **Guide Price* Excess £35,000**
- Lot 4 8 Hill Park, Dudleston Heath,
Ellesmere, Shropshire, SY12 9LF
➔ **Guide Price* Excess £100,000**
- Lot 5 Hillbury, Trefnant Park, Acrefair,
Wrexham, LL14 3SW
➔ **Guide Price* £125,000-£150,000**
- Lot 6 Old Barns, Weston Lullingfields, Shrewsbury,
Shropshire SY4 2AA
➔ **Guide Price* Excess £325,000**

LOT 1 Guide Price ➔ Excess £130,000

18 Ash Grove, Llay,
Wrexham, LL12 0UF

General Remarks

A two bedroom semi-detached bungalow. The property in brief comprises an entrance hallway, lounge, fitted kitchen and conservatory. There are two double bedrooms and a three piece bathroom suite. Externally there are lawned gardens, parking and detached garage.

Location

Located in a quiet cul-de-sac within the established residential village of Llay, which is conveniently positioned for access to Wrexham (5 miles), Mold (9 miles) and Chester (10 miles). The village offers a range of local amenities including Shops, Doctor's Surgery and Alyn Waters Country Park.

Accommodation

Entrance Hallway		
Lounge	18' 0" x 10' 2"	(5.49m x 3.11m)
Conservatory	10' 5" x 8' 0"	(3.18m x 2.44m)
Kitchen	10' 7" x 10' 2"	(3.23m x 3.09m)
Bedroom One	11' 4" x 10' 3"	(3.45m x 3.12m)
Bedroom Two	11' 3" x 10' 8"	(3.44m x 3.25m)
Bathroom	7' 9" x 6' 2"	(2.36m x 1.88m)

Exterior

Lawned gardens to front and rear with handrail to the front elevation. Concrete driveway offering Off-Road Parking that leads to the Detached Garage (6.08m x 2.90m) with power, lighting and up and over door. The rear garden is mainly laid to lawn with fenced and hedged boundaries. Outdoor tap and Greenhouse.

Directions

Leave Wrexham on the Mold Road and continue over the first roundabout and at the second roundabout proceed onto the A483 in the direction of Chester. Leave the A483 at junction 7 (Rossett) and turn left towards Llay. Proceed up the Croeshowell Hill and along the Straight Mile to the traffic lights. Turn left onto Gresford Road. Take the fourth right-hand turn into Forest Road and left into Ash Grove. The property will be seen at the head of the cul-de-sac.

Solicitors

Mr Steve Davies, Allington Hughes, 10 Grosvenor Road, Wrexham. LL11 1SD. Tel: 01978 291000



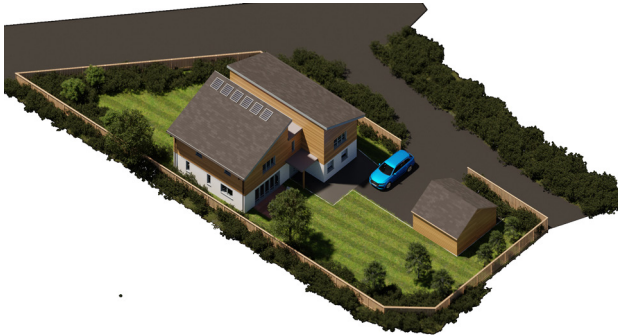
Floor Plans



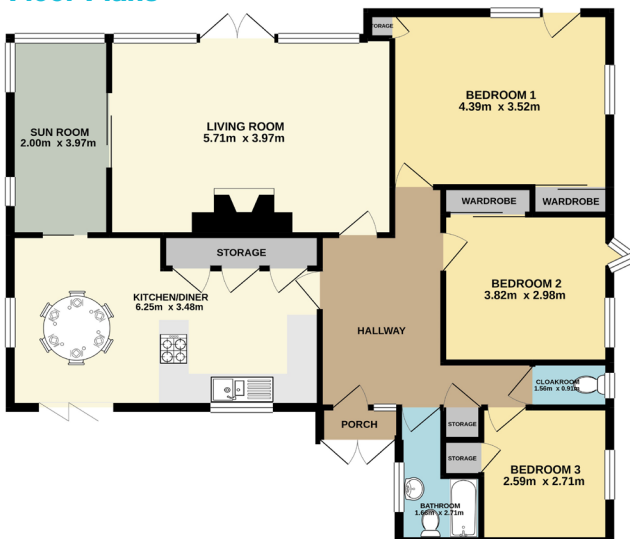
To arrange a viewing or for further details
please contact the Agent's Wrexham office
on 01978 340000.

LOT 2 Guide Price ➔ Excess £150,000

‘Wor-Yam’, Fir Tree Lane, Wem, Shropshire, Shropshire SY4 5EU



Floor Plans



Buyer's Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2% plus VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Solicitor

Paul Harfitt, The Old Bank, 20 High Street, Wem, Shropshire, SY4 5AA Tel: 01939 2322775
property@harfitts.co.uk

General Remarks

‘Wor-Yam’ enjoys a pleasant location on the fringe of the market town of Wem and provides a rare opportunity to acquire a property with a rural feel yet ideally located for access to a range of local amenities. This cedar timber clad detached bungalow offers great potential for improvement and modernisation to a purchaser's desire or development opportunity with Full Planning Permission for the erection of a two storey dwelling and single storey garage following the demolition of the existing dwelling and garage.

Location

The property is located within the popular market town of Wem which provides an excellent range of local amenities recreational and educational facilities. The larger towns of Whitchurch, Shrewsbury and Telford are easily within commuting distance, as is the motorway network beyond. The town also has the benefit of railway station with links to the larger towns and cities.

Planning permission

Full Planning permission was issued by Shropshire Council (21/02883/FUL) on the 26th August 2021 for erection of a 2 storey dwelling and single storey garage following the demolition of existing single storey dwelling and garage.

Agent's Note

A copy of the architects' drawings and plan are available from the selling agent on request.

Accommodation

Entrance Hall		
Cloakroom		
Living Room	18' 9" x 13' 0"	(5.71m x 3.97m)
Sun Room	13' 0" x 6' 7"	(3.97m x 2.00m)
Kitchen/Diner	20' 6" x 11' 5" (6.25m x 3.48m)
Bedroom One	14' 5" x 11' 7"	(4.39m x 3.52m)
Bedroom Two	12' 6" x 9' 9"	(3.82m x 2.98m)
Bedroom Three	8' 11" x 8' 6"	(2.71m x 2.59m)
Bathroom		

Outside

‘Wor-Yam’ is approached off Fir Tree Lane through double wooden gates. The property enjoys a private enclosed garden and extends to 0.18 of an acre (0.07 ha) or thereabouts. There is access all around the property. The gardens have a large variety of mature trees, plants and shrubs, greenhouse. Garage/Workshop ‘Up and over’ door. Workshop area with power and light.



To arrange a viewing or for further details please contact the Agent's Ellesmere office on (01691) 622534.

LOT 3 Guide Price ➔ Excess £35,000

4.37 Acres of Land off School Lane, Trefonen, Oswestry, Shropshire, SY10 9EL

General Remarks

A rare opportunity to acquire 4.37 acres (1.77 ha) or thereabouts of agricultural grazing land ideally located just off School Lane, Trefonen. The land is laid to pasture and would suit a range of agricultural, equine or amenity uses. It is fenced and includes a natural water supply.

Location

The land is situated within easy walking distance of the centre of the popular village of Trefonen. The village itself has an excellent range of amenities including shop/post office, primary school, public house and church. A wide range of shops and amenities can be found in the nearby market town of Oswestry whilst easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to the larger centres of Birmingham, Manchester and Liverpool.

The Land

The land is in one ring fenced parcel and extends to approximately 4.37 acres (1.77 ha). The land has been laid to pasture for a number of years and a small stream runs through the parcel.

Basic Payment Scheme

Please note that no Basic Payment Entitlements are included within the sale.

Easements, Wayleaves & Rights of Way

A footpath runs through the field on the East along the boundary. The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales particulars or not.

Plans

All plans used within this sales brochure are not to scale and are for identification purposes only. Any area's are estimated. Dimensions and site areas have been calculated using Promap.

Tenure

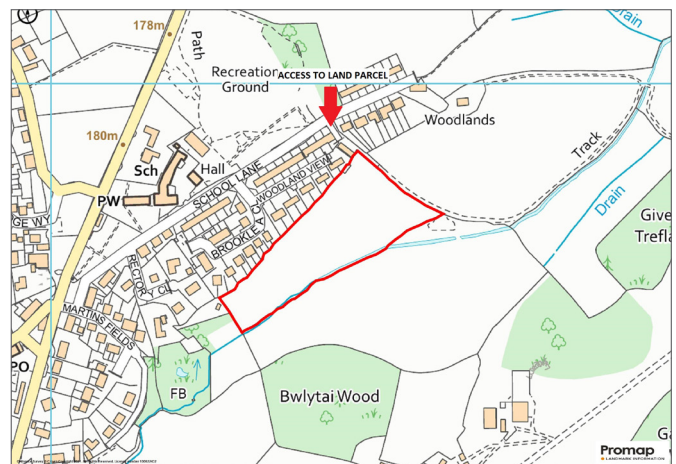
We understand that the land is Freehold subject to Vacant Possession upon completion.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 (Including VAT). For further details on fees payable please consult the legal pack.



Location Map



Solicitors

Angela Noonan, LAS Solicitors, The Rivendell Centre, White Horse Lane, Maldon, Essex, CM9 5QP.

Agent's Note

The Land will be sold subject to an overage clause set at 50% of any uplift in value if planning permission is granted for any other uses for a period of 25 years after the date of sale. For further details please consult the Auction Legal Pack.

Directions

Proceed from Oswestry towards Trefonen and continue follow through the village before taking the first left onto Martins Fields. Turn immediately left again onto School Lane and continue down this road before turning right past the garages and the field will be found in front of you as identified by the Auctioneer's Board.



**To arrange a viewing or for further details
please contact the Agent's Oswestry office on
(01691) 652367.**

LOT 4 Guide Price ➔ Excess £100,000

8 Hill Park, Dudleston Heath,
Ellesmere, Shropshire,
SY12 9LF



Floor Plans



General Remarks

The two bed semi-detached bungalow is in need of modernisation and updating. The property offers off road parking and garden to both the front and rear. Also benefits from gas central heating and partial double glazing.

Location

Hill Park is located in the picturesque North Shropshire countryside on the fringes of Dudleston Heath approximately 2 miles from Ellesmere. The nearby market towns of Ellesmere and Oswestry offer a wide range of local shops and recreational facilities. A more comprehensive range of services and amenities can be found in the nearby towns of Shrewsbury, Wrexham and the City of Chester. Dudleston heath is within easy commuting distance of the A5 and A483 while the nearby train station at Gobowen offers direct rail links to Birmingham, Manchester and beyond.

Accommodation

Entrance Hall		
Living Room	12' 11" x 10' 11"	(3.93m x 3.32m)
Kitchen	9' 8" x 8' 8"	(2.94m x 2.63m)
Bedroom 1	11' 11" x 9' 10"	(3.63m x 3.00m)
Bedroom 2	9' 10" x 7' 7"	(3.00m x 2.31m)
Bathroom	6' 3" x 5' 6"	(1.90m x 1.68m)

Outside

The front of the property is approached on a concrete drive to car port area. Lawn area enclosed by fir trees. Rear garden containing garden shed.

Former Garage 16' 0" x 7' 5" (4.88m x 2.25m)

Directions

From the agent's office in The Square turn left into Scotland Street and then right at the roundabout into Victoria Street. Take the next left and proceed along Trimpey Street taking the B5068 road to St Martins. On entering Dudleston Heath take the first turning right, then right again into Hill Park and the property can be found on the right hand side.

Buyer's Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2% plus VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Solicitors

Trina Wilkins, Peter Lynn & Partner, 5 Murray Street, Llanelli, Carmarthenshire, SA15 1AQ, 01554 788280, trina.wilkins@plandp.co.uk



**To arrange a viewing or for further details
please contact the Agent's Ellesmere office on
(01691) 622534.**

LOT 5 Guide Price ➔ £125,000–£150,000.

Hillbury, Trefynant Park,
Acrefair, Wrexham, LL14 3SW

General Remarks

Located in a quiet setting with access via a pedestrian access path, the property retains a number of characterful features and offers huge scope for improvement. Gas fired central heating is installed while the property also includes uPVC double glazing.

Location

The property is located in a quiet position within Acrefair on the fringes of the picturesque Dee Valley and a short walk from the renowned Pontcysyllte Aqueduct a World Heritage Site and the Area of Natural Beauty. The local tourist town of Llangollen is just a short drive away, which hosts a range of amenities and attractions. The property is ideally placed for commuter links with the nearby A539 providing easy access to the nearby towns of Llangollen, Wrexham and Oswestry as well as the larger centres of Chester and Shrewsbury beyond. The nearby village of Trevor is well serviced by public transport with regular bus services passing through the village and the nearest train station being located approximately 2.5 miles away in the village of Ruabon. The location also allows for easy access to a number of renowned walking routes nearby including the Shropshire Union Canal, Panorama Walk which leads to Worlds End and the Eglwyseg Rocks.

Accommodation

Hall

Living Room 14' 2" into bay x 10' 0"
(4.32m into bay x 3.05m)

Inner Hall

Dining Room 11' 5" into bay x 9' 10"
(3.47m into bay x 2.99m)

Kitchen 11' 0" x 5' 3" (3.36m x 1.59m)

Side Entrance Porch 15' 10" x 3' 7" (4.83m x 1.08m)

Bedroom One 14' 10" into bay x 10' 4"
(4.51m into bay x 3.14m)

Bedroom Two 10' 4" x 9' 1" (3.14m x 2.78m)

Bedroom Three 6' 5" x 6' 2" (1.95m x 1.88m)

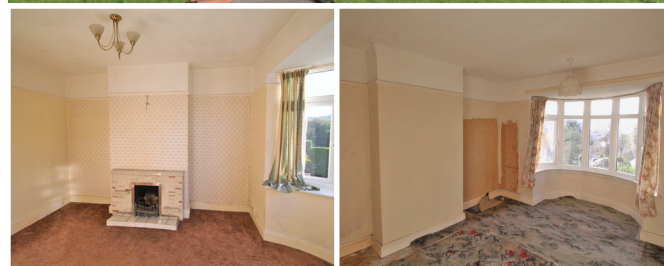
Bathroom 6' 4" x 5' 5" (1.94m x 1.64m)

Outside

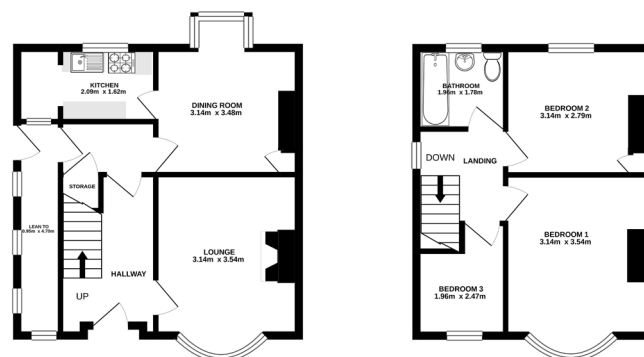
The property is set within a good sized plot and includes spacious front gardens which are mainly laid to lawn. To the rear are further lawned gardens and a timber storage shed.

Buyer's Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.40% of the sale price achieved. For further details on fees payable please consult the legal pack.



Floor Plan



Solicitor

Mr Michael Keeling of Nexa Law Limited, Office 1, The Church Offices, Salop Road, Oswestry, Shropshire, SY11 2NR.

michael.keeling@nexa.law / 01691 655 060.



LOT 6 Guide Price ➔ Excess of £325,000

Old Barns, Weston Lullingfields, Shrewsbury, Shropshire SY4 2AA



General Remarks

This 3/4 bedroom detached bungalow offers deceptively spacious accommodation with scope to utilise the attic space and the gardens are a notable feature of the property.

Location

The property is delightfully situated in the unspoilt village of Weston Lullingfields whilst backing onto open farmland. The village itself provides a popular Primary School and Church whilst the neighbouring village of Baschurch is only a short distance away and offers a greater range of village amenities including Shops, Post Office and Pub/Restaurants. Commuters will find that the number of towns including Shrewsbury, Oswestry and Ellesmere are readily accessible

Accommodation

Entrance Hall	11' 7" x 10' 2"	(3.52m x 3.11m)
Loft/Attic Space	29' 9" x 26' 5"	(9.08m x 8.04m)
Kitchen	15' 0" x 12' 0"	(4.57m x 3.65m)
Dining Room/ Bedroom 4	15' 0" x 9' 11"	(4.56m x 3.02m)
Lounge	19' 8" x 15' 0"	(6.00m x 4.56m)
'L' Shape Cloakroom	7' 10" x 6' 4"	(2.40m x 1.92m)
Bedroom 1	11' 11" x 11' 11"	(3.63m x 3.63m)
Bedroom 2	14' 10" x 11' 10"	(4.53m x 3.61m)
Bedroom 3	11' 7" x 10' 6"	(3.53m x 3.21m)
Bathroom	7' 10" x 6' 5"	(2.40m x 1.96m)

Outside

Single Garage	22' 8" x 10' 10"	(6.9m x 3.29m)
Covered Area	25' 1" x 9' 9"	(7.65m x 2.98m)

The property stands in gardens and grounds of approximately 0.5 of an acre or thereabouts and is mainly laid to lawn with a variety of trees to include some fruit trees and borders housing a variety of mature shrubs and plants. Greenhouse. The rear walled enclosed garden provides privacy with the added benefit of unspoilt open countryside views.

Buyer's Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2% plus VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Solicitor

Kaylee Evans, Lanyon Bowdler Solicitors, 39-41 Church Street, Oswestry, Shropshire, SY11 2SZ, 01691 663455, kaylee.evans@lblaw.co.uk

Floor Plan



To arrange a viewing or for further details
please contact the Agent's Ellesmere office on
(01691) 622534.

Lot 1 18 Ash Grove, Llay

Score

Energy rating

Current

Potential

92+

A

81-91

B

88 | B

69-80

C

55-68

D

58 | D

39-54

E

21-38

F

1-20

G

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average

Lot 2 'Wor-Yam', Fir Tree Lane, Wem

Score

Energy rating

Current

Potential

92+

A

81-91

B

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70 | C

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Feature	Description	Rating
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, limited insulation (assumed)	Very poor

Lot 4 8 Hill Park, Dudleston Heath

Score

Energy rating

Current

Potential

92+

A

81-91

B

89 | B

69-80

C

70 | C

55-68

D

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Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average

Lot 5 9 Hillbury, Trefynant Park, Acrefair

Energy performance certificate (EPC)

Hillbury
Trefynant Park
Acrefair
WRO29AM
LL14 3SW

Energy rating

D

Valid until:

29 October 2031

Certificate number:

3139-1820-5109-8921-0222

Property type

Semi-detached house

Total floor area

69 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

81 | B

69-80

C

55-68

D

64 | D

39-54

E

21-38

F

1-20

G

Lot 6 Old Barns, Weston Lullingfields

Score

Energy rating

Current

Potential

92+

A

81-91

B

87 | B

69-80

C

55-68

D

39-54

E

43 | E

21-38

F

1-20

G

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Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor

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Changes to Money Laundering Regulations

Due to recent changes made to the money laundering regulations and legislation, we are now required by law to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship you may have with Bowen Son and Watson.

In light of the above, a registration process will now take place at all auctions and you will be required to produce one item from both **List A** and **List B** below, prior to the auction or any purchase. We cannot accept scanned copies and must receive either the original documents, or copies certified by a professionally recognised individual. A list of suitable options is available below.

If you intend to bid by telephone or by proxy bid, we will require this information before the day of the auction.

If we do not receive certified ID, we will be unable to bid on your behalf.

If you plan to bid in the auction room, you must bring both items with you on the day to show our team when you register.

If bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, a list of directors and a letter of authority on company letterhead, signed by a company director prior to signing the contract.

You will be able to have your two forms of identification verified using one of the following options:

- **Option 1** - Register with your original documents at the auction. Please arrive before 1.30pm to allow sufficient time.
- **Option 2** - Come to any of our offices with your originals documents and we'll certify them free of charge prior to the auction
- **Option 3** - Solicitors, banks, accountants or other professional bodies are able to certify ID and directly forward it to us at info@bowensonandwatson.co.uk
- **Option 4** - The post office can verify up to three forms of ID for a charge of £10.50

List A - photo ID

Current, signed passport

OR Current full UK/EU photo card driving licence

OR Valid ID card

OR Firearm or shotgun certificate

OR Resident permit issued by the Home Office to EU National

List B - proof of address

Current full UK/EU photo card driving licence (if not used to prove identity)

OR Utility bill issued in last three months (paper copy)

OR Recent bank/building society/mortgage/or credit card statement

OR HMRC tax notification

OR Recent council tax bill

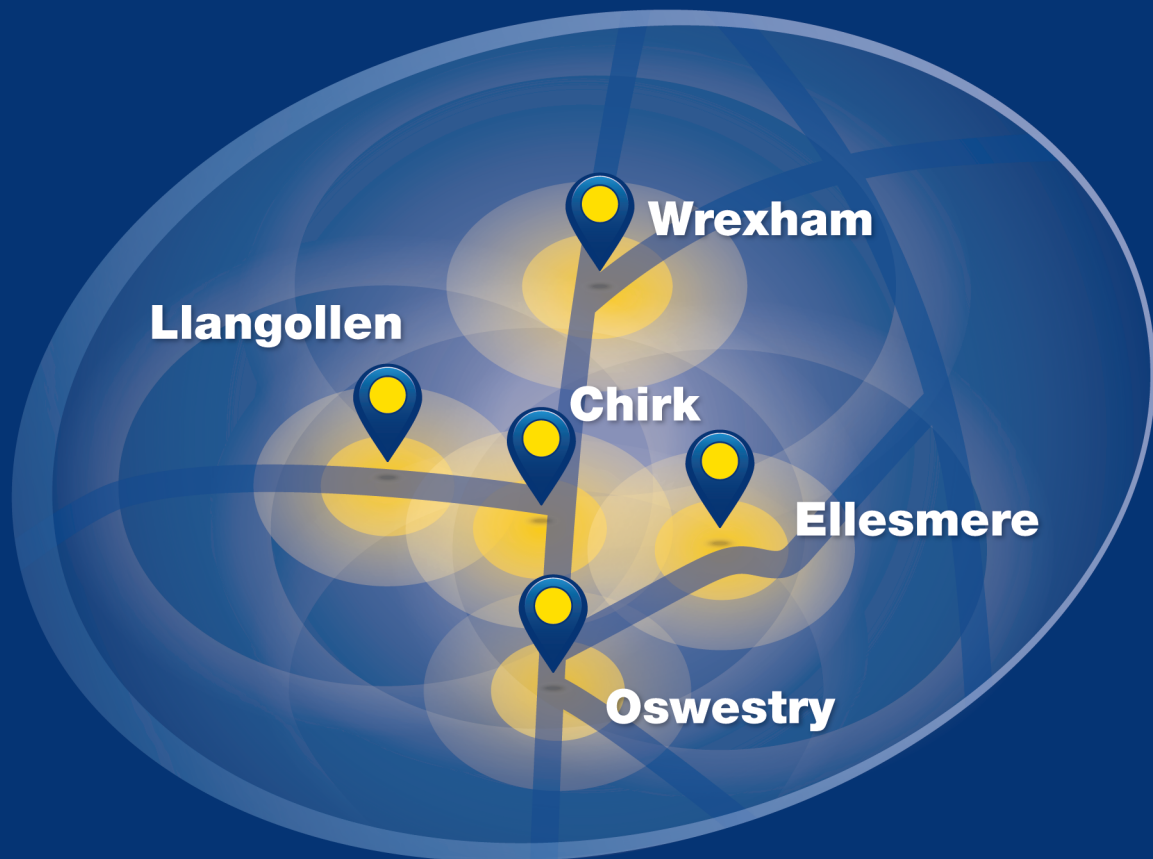
Please note:

Once we have Certified ID, this will be held on file and it will only need to be updated every three years, or if you change address. Therefore, even if you're not thinking of bidding in the next auction, it would still be good practice to register now to save time in the future.

**Bowen Son
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with **Kent Jones**

Knowledge | Expertise | Integrity



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