

**Bowen Son
and Watson**

with **Kent Jones**

Knowledge | Expertise | Integrity

Collective Property Auction

At The Lion Quays Hotel and Online Auction
8th December 2022



RICS

The mark of
property professionalism worldwide

Chartered Surveyors | Auctioneers and Valuers | Estate and Letting Agents

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.

12 lots for sale by Auction

8
Dec
2022

Auction to be held at 2pm

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

2023 Collective Property Auction Dates

Thursday 23rd March (closing date for entries will be Friday 10th February), Thursday 22nd June, Thursday 21st September and Thursday 7th December



Auction Departments

Auctioneers:

Eddie Bowen MRICS FAAV

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

James Sumner MRICS

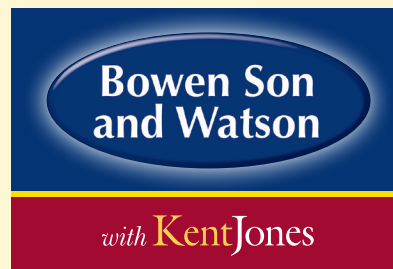
1 King Street, Wrexham. LL11 1HF
Tel: 01978 340000

Jonathan Bevan B.Sc(Hons)

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

Andy Brown B.Sc(Hons)

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



Order of Sale

- Lot 1: 11 Arundel Road, Oswestry, Shropshire, SY11 1AS
➔ **Guide Price* Excess £110,000**
- Lot 2: 7 Gobowen Road, Oswestry, Shropshire SY11 1HT
➔ **Guide Price* Excess £100,000**
- Lot 3: 2 Vyrnwy Road, Oswestry, Shropshire, SY11 1NP
➔ **Guide Price* Excess £100,000**
- Lot 4: 1 & 1a Lower Brook Street Oswestry, Shropshire, SY11 2HG
➔ **Guide Price* Excess £80,000**
- Lot 5: 1.02 acres of land off Croeswylan Lane, Coed-Y-Go, Oswestry, Shropshire, SY10 9AF
➔ **Guide Price* Excess £10,000**
- Lot 6: 5.06 Acres of Land Off Bangor Road, Cross Lanes, Wrexham, LL13 0TP
➔ **Guide Price* Excess of £35,000**
- Lot 7: 17 Well Street, Holywell, Flintshire, CH8 7PL
➔ **Guide Price* £70,000**
- Lot 8: 19 Well Street, Holywell, Flintshire, CH8 7PL
➔ **Guide Price* £80,000**
- Lot 9: 2 Empress Road, Wrexham, LL13 7UN
➔ **Guide Price* Excess £70,000**
- Lot 10: Armstrong Towers, Birch Hill, Llangollen, Denbighshire, LL20 8LN
➔ **Guide Price* £200,000**
- Lot 11: Gwyddelwern Methodist Church and Wesley Chapel House, Gwyddelwern, Corwen, Denbighshire, LL21 9DF
➔ **Guide Price* £40,000**
- Lot 12: The Chapel House and Bethel Chapel, School Lane, Y Waen, Flint Mountain, Flint, CH6 5QR
➔ **Guide Price* £150,000**

Important information

Due to 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 opposite.

* 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 page 16 of this catalogue.

LOT 1 Guide Price ➔ Excess £110,000

11 Arundel Road, Oswestry,
Shropshire, SY11 1AS

The Property

A centrally located four bedroom semi detached property with rear yard/garden situated in this established residential area in the town of Oswestry.

The property requires a full scheme of refurbishment and offers great potential for improvement in line with a purchaser's requirements.

Location

The property is situated close to the centre of the busy market town of Oswestry. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Directions

From Oswestry town centre proceed up Willow Street to the crossroads at which turn left onto Welsh Walls. Proceed and take the first right into Arundel Road where the property will be identified on the left hand side as identified by the Agent's for sale board.

Accommodation

Entrance Hall		
Living Room	12' 7" x 13' 0"	(3.83m x 3.96m)
Dining Room	13' 0" x 10' 6"	(3.96m x 3.21m)
Kitchen/ Breakfast Room	20' 0" x 8' 7"	(6.10m x 2.62m)
Cellar	12' 2" x 12' 7"	(3.72m x 3.84m)
Bedroom One	16' 0" x 13' 0"	(4.88m x 3.96m)
Bedroom Two	12' 11" x 10' 7"	(3.94m x 3.23m)
Bedroom Three	9' 6" x 6' 2"	(2.90m x 1.89m)
Shower Room	6' 5" x 5' 5"	(1.96m x 1.65m)
Bedroom Four restricted headroom	11' 11" x 10' 5"	(3.63m x 3.18m)

Outside

At the front of the property is a small enclosed courtyard with gated access to the rear where an additional courtyard garden includes a shed and W.C.

Agent's Note

Survey and Electrical reports previously completed on the vendor's behalf are available for inspection on request at the auctioneer's Oswestry office.



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 2.00% plus VAT (i.e. 2.40%) of the sale price achieved. For further details on fees payable please consult the legal pack.

Solicitor

Ms Katie Jones of Gough Thomas & Scott, 31 Salop Road, Oswestry, Shropshire, SY11 2NR. katiejones@gtssolicitors.co.uk or 01691 655600.



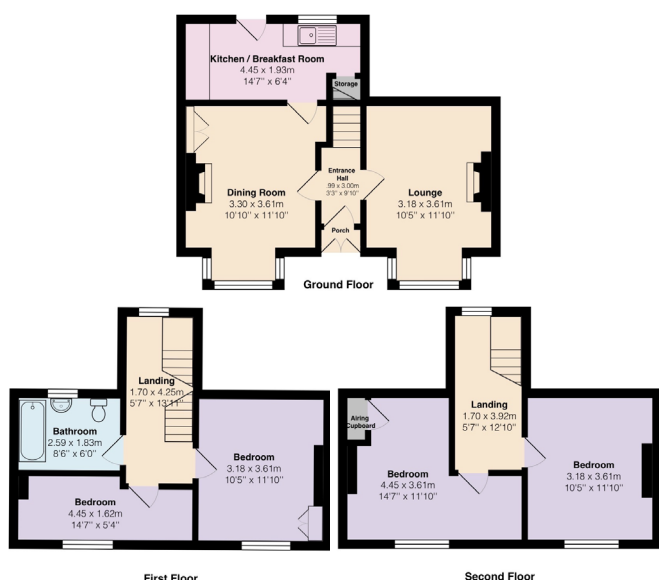
To arrange a viewing or for further details
please contact the Agent's Oswestry Office
on 01691 65236.

LOT 2 Guide Price ➔ Excess of £100,000

7 Gobowen Road,
Oswestry, Shropshire
SY11 1HT



Floor Plans



General Remarks

This spacious three storey Oswestry town house has recently been re-roofed and requires further works to complete a renovation in line with a purchaser's requirements. Externally the rear gardens are private and a notable feature of the property offers a rear courtyard style garden.

Location

The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

Entrance Hall		
Lounge	11' 10" x 10' 6"	(3.61m x 3.19m)
Dining Room	11' 11" x 10' 10"	(3.63m x 3.31m)
Kitchen	14' 9" x 6' 4"	(4.5m x 1.92m)
Bedroom One	12' 5" x 10' 5"	(3.78m x 3.18m)
Bedroom Two	14' 6" x 6' 2"	(4.41m x 1.88m)
Bathroom	8' 6" x 5' 11"	(2.58m x 1.81m)
Bedroom Three	11' 11" x 10' 5"	(3.63m x 3.18m)
Bedroom Four	11' 11" x 7' 8"	(3.63m x 2.33m)
plus 1.89m x 1.86m))		

Externally

To the rear of the property is a courtyard style garden mainly laid with slate for ease of maintenance with a flower border. Pedestrian access also to the rear.

Workshop	10' 2" x 6' 11"	(3.1m x 2.12m)
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Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.00% plus VAT (i.e. 2.40%) of the sale price achieved. For further details on fees payable please consult the legal pack.

Solicitor

Kaylee Evans. Lanyon Bowdler Solicitors, Church Street, Oswestry, Shropshire. SY11 2SZ Tel: 01691 652241

Directions

From Oswestry town centre proceed down Gobowen Road where the property will be found on the left hand side as identified by the Agent's for sale board.



To arrange a viewing or for further details
please contact the Agent's Oswestry Office
on 01691 652367

LOT 3 **Guide Price** **➔ Excess £100,000**

2 Vyrnwy Road, Oswestry,
Shropshire, SY11 1NP

Property

A centrally located three bedroom end terrace property with good sized gardens situated in this established residential area in the town of Oswestry.

The property requires a full scheme of refurbishment (including those to rectify historic structural movement) and offers great potential for improvement in line with a purchaser's requirements.

Location

The property is situated close to the centre of the busy market town of Oswestry as well as the historic Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham. The property is also situated on a Bus route to the town centre.

Accommodation

Hall	11' 11" x 3' 5"	(3.62m x 1.03m)
Living Room	13' 10" x 8' 2"	(4.21m x 2.49m)
Dining Room	11' 9" x 11' 8"	(3.58m x 3.56m)
Kitchen	10' 8" x 7' 3"	(3.24m x 2.20m)
Inner Hall		
Bathroom	7' 2" x 6' 6"	(2.19m x 1.98m)
Side Entrance Porch	9' 7" x 4' 1" (2.92m x 1.25m)
Bedroom One	12' 0" x 11' 9"	(3.67m x 3.58m)
Bedroom Two	11' 5" x 8' 11"	(3.48m x 2.72m)
Bedroom Three	10' 8" x 7' 5"	(3.26m x 2.25m)

Outside

At the front of the property is a small enclosed yard area with pedestrian gate to the pavement. To the rear the gardens include lawns, flowering beds and a concrete path which leads alongside the large timber garden storage shed to the side entrance porch and pedestrian gate to the side access path.

Agent's Note

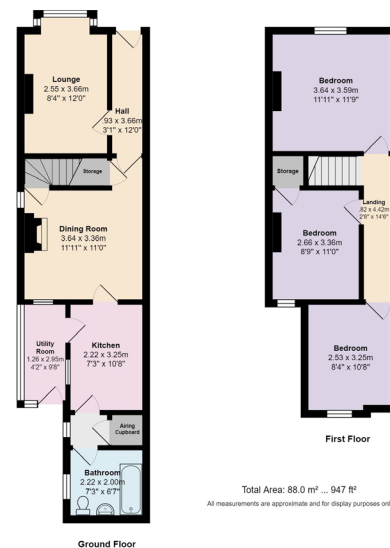
There appears to be evidence of historic structural movement at the property. No structural survey has been carried out and interested parties should make their own enquiries as to the rectification works required.

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 2.00% plus VAT (i.e. 2.40%) of the sale price achieved. For further details on fees payable please consult the legal pack.



Floor Plans



Solicitors

Mr Michael Keeling of Nexa Law Limited, Office 1, The Church Offices, Salop Road, Oswestry, Shropshire, SY11 2NR. michael.keeling@nexa.law/01691 655 060.861140

Directions

From Oswestry town centre proceed north up Willow street turning right at the crossroads onto Castle Street. Take the first left on to Oak Street then the first right onto York Street. Continue to the end of the street bearing right at the bottom onto Liverpool Road. Turn first left onto Vyrnwy Road and the property will be found on the right hand side.



To arrange a viewing or for further details please contact the Agent's Oswestry Office on 01691 652367

LOT 4 Guide Price ➔ Excess £80,000

1 & 1a Lower Brook Street,
Oswestry, Shropshire,
SY11 2HG



General Remarks

1 Lower Brook Street offers an exciting investment opportunity for potential purchasers comprising of a ground floor retail unit and first floor one bedroom apartment situated in a prominent position in the centre of the busy market town of Oswestry. The retail unit extends to around 400 sq. ft. and comprises of a main shop, rear store room and W.C. On the first floor, the apartment extends to a lounge, kitchen, bedroom and bathroom with uPVC double glazing and gas fired central heating.

Location

The premises are situated close to the main shopping area of the bustling market town of Oswestry. The town has a host of high street chain and independent shops together with a large indoor and street market. Easy access onto the A5/A483 provides easy access to the towns of Shrewsbury, Wrexham, the city of Chester and the motorway network beyond. The town has an excellent bus service whilst the nearby train station at Gobowen provides direct trains to Birmingham and Manchester.

Accommodation

Main Shop	20' 9" x 11' 7"	(6.33m x 3.54m)
Rear Shop/Store	12' 11" x 12' 11"	(3.94m x 3.93m)
W.C		

Flat- Hallway Stairs to first floor landing.

Lounge	11' 9" x 10' 6"	(3.57m x 3.2m)
Kitchen	8' 11" x 8' 2"	(2.73m x 2.48m)
Bedroom One	13' 5" x 7' 11"	(4.08m x 2.41m)
Bathroom	8' 4" x 4' 11"	(2.55m x 1.50m)

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 2.00% plus VAT (i.e. 2.40%) of the sale price achieved, subject to a minimum fee of £3000 (incl VAT). For further details on fees payable please consult the legal pack.

Solicitors

Barry Ashton Solicitors. 21 Bridge Street, Llangollen, Denbighshire. LL20 8PF Tel: 01978 861140



To arrange a viewing or for further details
please contact the Agent's Oswestry Office
on 01691 652367

LOT 5 **Guide Price** ➔ **Excess £10,000**

1.02 acres of land off
Croeswylan Lane, Coed-
Y-Go, Oswestry, Shropshire,
SY10 9AF

General Remarks

A rare opportunity to acquire 1.02 acres (0.41ha) or thereabouts of land situated on the fringes of Oswestry suitable for equine or amenity uses. The land is laid to pasture and generally in good heart with a natural water supply. It would suit a range of agricultural, equine or amenity uses subject to obtaining any necessary planning consents.

Location

The land comprises circa 1.02 acres (0.41 ha) of agricultural land and a small copse of woodland adjoining the River Morda. It is rurally located on the south western side of the market town of Oswestry, approximately one mile from the town centre, with access via a field gate from Croeswylan Lane.

Easements, Wayleaves & Rights of Way

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.

Boundaries

The land includes mature hedges which border the stone roadway and Croeswylan Lane however the internal fences are in poor condition and would need replacement if stock were to be enclosed. The purchaser will also be responsible for erecting a fence along the Western boundary to separate it from the neighbouring land parcel. .

Basic Payment Scheme

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

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 (incl VAT) . For further details on fees payable please consult the legal pack.

Solicitor

Lanyon Bowdler, 39-41 Church Street, Oswestry,
Shropshire, SY11 2SZ. 01691 652241

Directions

From Oswestry Town Centre take the B5069 Morda Road. Continue beyond the Marches School and then turn immediately right onto Croeswylan Lane. Continue ahead following the road out of the residential area, down the hill and as the road levels out then turns to the left, the land will be seen on the right hand side.



Location Plans



The land may be viewed at any reasonable time during daylight hours as long as accompanied by a set of these sales particulars. For more information call our Oswestry Office on 01691 652367

LOT 6 Guide Price ➔ Excess of £35,000

5.06 Acres of Land Off Bangor Road, Cross Lanes, Wrexham, LL13 0TP



General Remarks

A rare opportunity to acquire 5.06 acres (2.04 ha) or thereabouts of agricultural grazing land ideally located in between Cross Lanes and Bangor On Dee. This is the first time the land has come to the open market in over 100 years. The land is laid to pasture and is generally in good heart and is enclosed by mature trees and hedges. It would suit a range of agricultural, equine, amenity or potential tourism uses (subject to obtaining any necessary planning consents).

Location

The land is located between the villages of Cross Lanes and Bangor-on-Dee in the county of Wrexham. It is accessed through a gateway leading directly off the main A525 road.

Basic Payment Scheme

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

Easements, Wayleaves & Rights of Way

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.

Directions

From the Ellesmere office From Ellesmere proceed out of the town on the A528 road signposted Overton and continue for approximately 5 miles into the village of Overton, then turn left remaining on the A528. Follow the road for until reaching a roundabout and take the third exit onto B5426, continue straight ahead and at the end of the road turn left onto the A525. Proceed for a short distance and the gateway will be found on the right hand side as identified by the agent's 'For Sale' board.

Buyers Premium

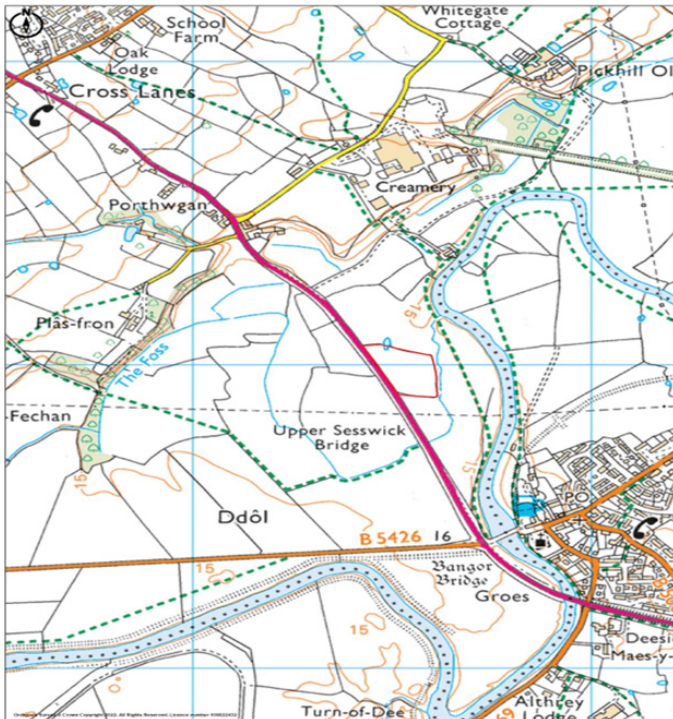
Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 (incl VAT). For further details on fees payable please consult the legal pack.

Solicitors

Mr. Stewart Smith, Lanyon Bowdler Solicitors, 39-41 Church Street, Oswestry, Shropshire, SY11 2SZ.

Tel: 01691 663445

Location Plan



Promap
Ordnance Survey Crown Copyright 2022. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:12500. Paper Size - A4



The land may be viewed at any reasonable time during daylight hours as long as accompanied by a set of these sales particulars. For more information call our Ellesmere Office on 01691 622534

LOT 7 Guide Price ➔ £70,000

17 Well Street, Holywell,
Flintshire, CH8 7PL

The Property

A traditionally constructed two bedroom semi-detached property within approximately 0.2 miles of the centre of Holywell and all amenities and close to the town's major feature, the world famous 7th century St Winefride's Holy Well - one of the Seven Wonders of Wales. The property is centrally heated and has modern fittings to the dining kitchen, off which there is a useful utility. The property also has the benefit of a ground floor shower room and a first floor bathroom.

Accommodation

Living Room	14' 7" x 13' 9"	(4.44m x 4.18m)
Kitchen and Dining Room	16' 0" x 8' 3"	(4.87m x 2.51m)
Utility Room	7' 3" x 3' 2"	(2.22m x 0.96m)
Shower Room	7' 0" x 6' 7"	(2.14m x 2.00m)
No. 1 Bedroom	13' 9" x 11' 2"	(4.20m x 3.40m)
No. 2 Bedroom	10' 9" x 5' 1"	(3.27m x 1.56m)
Bathroom	7' 8" x 5' 6"	(2.34m x 1.68m)

Outside

To the front elevation the property has a raised forecourt set behind wrought-iron fencing with matching gate and a path to the front door. The path continues through a gate to the side, which leads to an enclosed rear yard.

Services

All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm" gas fired combination boiler situated in the second bedroom

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 £2,400 (incl VAT). For further details on fees payable please consult the legal pack.

Directions

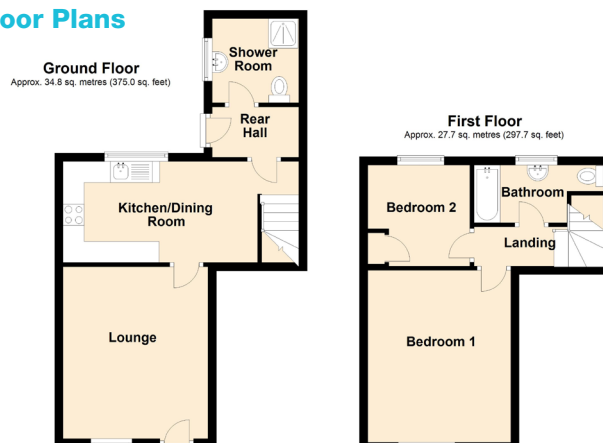
From the Holywell ring road (A5026) continue past the Tesco Superstore (on the right) taking the right-hand turning into New Road and first right again (almost immediately) into Well Street. Continue down the hill when the property will be approached on the left-hand side. See attached location plan.

Solicitor

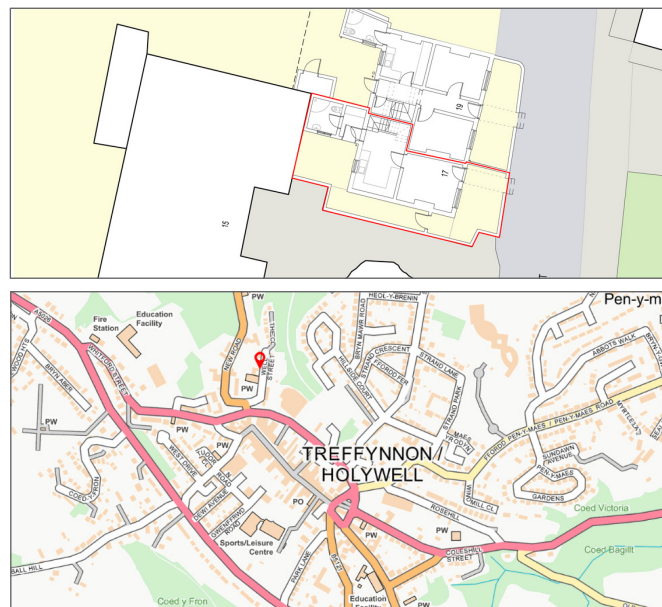
Matthew Poulton, Allington Hughes, 2 Vicars Lane,
Chester, CH1 1QX. T: 01244 312166.
E: matthew.poulton@allingtonhughes.co.uk



Floor Plans



Location Plans



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

LOT 8 Guide Price ➔ £80,000

19 Well Street, Holywell,
Flintshire, CH8 7PL



Floor Plans



Location Plans



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

The Property

A traditionally constructed double-fronted semi-detached property within approximately 0.2 miles of the centre of Holywell and all amenities and close to the town's major feature, the world famous 7th century St Winefride's Holy Well - one of the Seven Wonders of Wales. The property has two bright reception rooms together with central and rear hallways to a fitted kitchen with shower room off. On the first floor there are two double bedrooms and a spacious bathroom.

Accommodation

Living Room	14' 7" x 13' 9"	(4.44m x 4.18m)
Kitchen and Dining Room	16' 0" x 8' 3"	(4.87m x 2.51m)
Utility Room	7' 3" x 3' 2"	(2.22m x 0.96m)
Shower Room	7' 0" x 6' 7"	(2.14m x 2.00m)

On The First Floor:

Landing		
No. 1 Bedroom	13' 9" x 11' 2"	(4.20m x 3.40m)
No. 2 Bedroom	10' 9" x 5' 1"	(3.27m x 1.56m)
Bathroom	7' 8" x 5' 6"	(2.34m x 1.68m)

Outside

To the front elevation the property has a raised forecourt set behind wrought-iron fencing with matching gate and a path to the front door. The path continues through a gate to the side, which leads to an enclosed rear yard.

Services

All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm" gas fired combination boiler situated in the second bedroom.

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 £2,400 (incl VAT). For further details on fees payable please consult the legal pack.

Directions

From the Holywell ring road (A5026) continue past the Tesco Superstore (on the right) taking the right-hand turning into New Road and first right again (almost immediately) into Well Street. Continue down the hill when the property will be approached on the left-hand side. See attached location plan.

Solicitors

Matthew Poulton, Allington Hughes, 2 Vicars Lane,
Chester, CH1 1QX. T: 01244 312166.
E: matthew.poulton@allingtonhughes.co.uk

LOT 9 Guide Price ➔ £70,000

2 Empress Road,
Wrexham, LL13 7UN

The Property

A traditional end of terrace house offering three bedroom accommodation with gas fired central heating. The property has two spacious reception rooms together with kitchen, rear hall and bathroom. To the rear there is an enclosed yard. The property is situated within established residential surroundings approximately half a mile away from the City Centre and within walking distance of Bellevue Park. There is potential with the property for works of modernisation and refurbishment. Ideal for first time buyers or landlord for buy-to-let investment.

Location

The property stands on a one way street amidst established residential surroundings just off Bersham and Victoria Roads. Local amenities include a Corner Shop, Morrisons Supermarket, Victoria Primary School and Bellevue Park. The City Centre and Erddig Park are a half mile walk.

Accommodation

Lounge	15' 1" x 11' 6"	(4.59m x 3.50m)
Dining Room	15' 0" x 11' 5"	(4.58m x 3.49m)
Kitchen	8' 3" x 6' 1"	(2.51m x 1.86m)
Rear Lobby		
Bathroom	6' 4" x 6' 2"	(1.94m x 1.89m)
Landing		
No. 1 Bedroom	15' 1" x 11' 4"	(4.60m x 3.45m)
No. 2 Bedroom	11' 5" x 9' 0"	(3.48m x 2.75m)
No. 3 Bedroom	11' 5" x 9' 0"	(3.48m x 2.75m)

Outside:

To the front elevation there is an enclosed forecourt with pathway to the front door. Enclosed yard.

Directions

From the Agent's Wrexham Offices proceed up Regent Street turning left into Bradley Road (past the Fire Station) to the roundabout at which continue straight across. Continue to the traffic lights and continue ahead into Victoria Road, turning second right into Bersham Road. Take the first available (Princess Street is one way against) turning right into Empress Road and continue until the property is observed on the left-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 £3,000 (incl VAT). For further details on fees payable please consult the legal pack.



Solicitor

Ian Edwards, Allington Hughes, 10 Grosvenor Road, Wrexham, LL11 1SD. T: 01978 291000 E: ian.edwards@allingtonhughes.co.uk.



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

LOT 10 **Guide Price** ➔ **£200,000**

Armstrong Towers, Birch Hill, Llangollen, Denbighshire, LL20 8LN



The Property

Constructed over four levels including basement and second floor, this characterful Grade II Listed property provides huge scope for modernisation and improvement. The property occupies a sloping plot with an attached garage to one side and to the other side, beneath a single storey addition, there is an indoor swimming pool! On the ground floor there are three well proportioned reception rooms and a kitchen and on the first floor level there are four bedrooms and a bathroom. In addition there are two basement rooms comprising a workshop and a games room and on the second floor there are two further bedrooms.

Accommodation

Entrance Porch	4' 11" x 3' 1"	(1.49m x 0.93m)
Lounge	16' 9" x 11' 8"	(5.10m x 3.56m)
Inner Hallway	13' 8" x 5' 10"	(4.16m x 1.77m)
Sitting Room	15' 3" x 12' 10"	(4.65m x 3.92m)
Dining Room	15' 0" x 11' 3"	(4.57m x 3.43m)
Kitchen	11' 6" x 8' 6"	(3.51m x 2.59m)
Swimming Pool	24' 3" x 12' 11"	(7.40m x 3.93m)

Landing	15' 5" x 5' 11"	(4.71m x 1.80m)
No. 1 Bedroom	11' 5" x 11' 4"	(3.48m x 3.45m)
No. 2 Bedroom	11' 8" x 11' 4"	(3.55m x 3.45m)
No. 3 Bedroom	11' 9" x 9' 5"	(3.57m x 2.87m)
No. 4 Bedroom	11' 5" x 8' 11"	(3.48m x 2.73m)
Bathroom	8' 0" x 6' 11"	(2.45m x 2.12m)

On The Second Floor:

Landing		
No. 1 Loft Room	14' 7" x 7' 0"	(4.44m x 2.14m)
/No. 5 Bedroom		
No. 2 Loft Room/	12' 8" x 7' 3"	(3.86m x 2.20m)
No. 6 Bedroom		
Cellar/Basement		
Games Room	12' 6" x 11' 0"	(3.81m x 3.35m)
Workshop:	12' 10" x 10' 10"	(3.92m x 3.31m)

Outside

Attached to the side of the property there is a Garage having a metal up and over door and separate personal door. The gardens extend mainly to the rear and side, which are landscaped to terraces with stocked planting. There is a raised Patio Area to the side adjoining an ornamental fish pool.

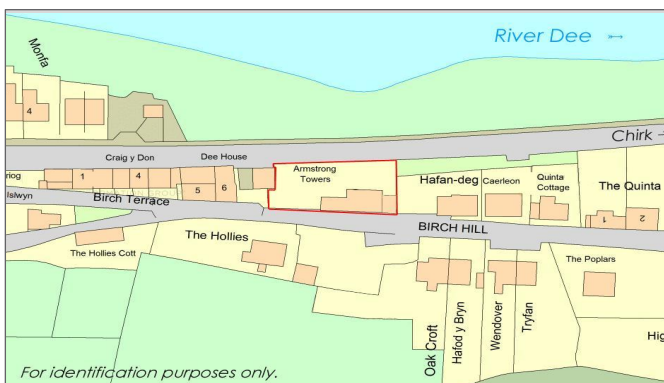
Buyer's Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.00% plus VAT (i.e. 2.40%). For further details on fees payable please consult the legal pack.



**To arrange a viewing or for further details
please contact the Agent's Llangollen Office
on 01978 860346**

Location Plans



Note

It has been identified that there is a small outbreak of Japanese Knotweed in the rear garden of the property. The vendors have approved a qualified contractor to instigate an eradication scheme. The guarantee for this eradication will be made available to the purchasers prior to completion of the sale. A Building Survey will also be made available to prospective purchasers as part of the legal pack.

Directions

From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn left onto the A5 in the direction of Chirk. Continue past the Town Fire Station on the left after which bear right onto Birch Hill. Continue until the property is observed on the right-hand side.

Solicitors

TBC

LOT 11 Guide Price ➔ £40,000

Gwyddelwern Methodist Church and Wesley Chapel House, Gwyddelwern, Corwen, Denbighshire, LL21 9DF

Description

A plaque above the front doors date the Church to 1870. It is built of stone beneath a slated roof. The Main Chapel Room is fitted with fixed pine furniture and has a floor area of approximately 1643 sq.ft. (152 sq.m.) with a minimum height to the ornate ceiling of 17'6" (5.33m). The intercommunicating School Room has a floor area of approximately 718 sq.ft. (66.7 sq.m.) and a side entrance. There is also the attached Two Bedroom Cottage "Wesley Chapel House" which requires a complete programme of refurbishment

Accommodation

Entrance Vestibule	14' 6" x 3' 5"	(4.42m x 1.04m)
Main Chapel Room	48' 4" x 34' 0"	(14.72m x 10.36m)
Sunday School Room	33' 0" x 21' 9"	(10.05m x 6.62m)
Side Vestry	5' 8" x 4' 9"	(1.73m x 1.45m)

WESLEY CHAPEL HOUSE:

Living Room	14' 0" x 12' 10"	(4.26m x 3.91m)
Breakfast Room	14' 0" x 7' 7"	(4.26m x 2.31m)
Kitchen	7' 8" x 5' 4"	(2.34m x 1.62m)
Rear Hall		
Bathroom	7' 10" x 5' 6"	(2.39m x 1.68m)
No. 1 Bedroom	14' 0" x 12' 9"	(4.26m x 3.88m)
No. 2 Bedroom	12' 6" x 7' 8"	(3.81m x 2.34m)

Outside

Grass covered amenity areas to the roadside elevations. A two metre wide public right of way will be retained from the existing double gates to the War Memorial Cenotaph as marked in black on the attached plan.

Directions

For satellite navigation use the post code LL21 9DF. From Corwen proceed on the A5 in the direction of Betws Y Coed continuing for about a mile to a set of traffic lights at which turn right onto the A494. After about half a mile fork left signposted Ruthin. Proceed for just over a mile until entering the village when the property will be observed on the left-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 £3,600 (incl VAT) . For further details on fees payable please consult the legal pack.

Solicitor

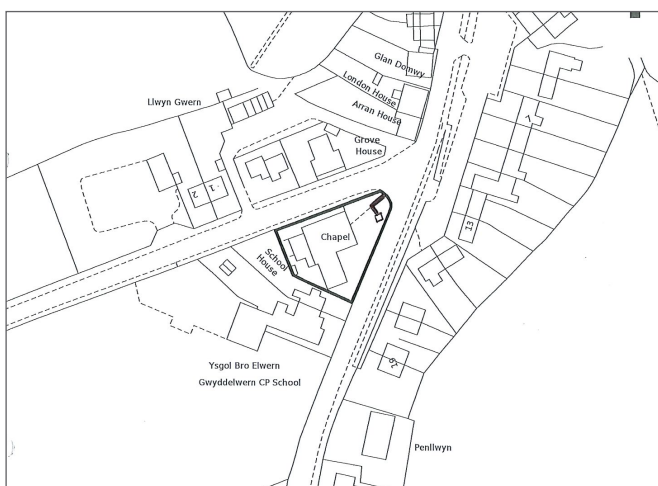
Mr Hywel Jones, GHP Legal, 21 The Cross, Oswestry, SY11 1PN. 01691 659194
E: hywel.jones@ghplegal.com



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



Location Map



LOT 12 **Guide Price** ➔ **£150,000**

The Chapel House and Bethel Chapel, School Lane, Y Waen, Flint Mountain, Flint, CH6 5QR

The Property

This brick built and slated former Methodist Chapel is believed to date from 1833 and is a most attractive project for a programme of renovation and conversion, subject to planning consent. The main chapel is 40' x 27'6" (12.19m x 8.38m) with a height to a magnificent ceiling of 16'9" (5.11m). The original fixed pine fittings are to be included. There is an adjoining modernised two bedroom cottage. Outside there is a shallow walled forecourt and a courtyard and parking area approached from the rear of the cottage.

Accommodation

Entrance Hallway	8' 5" x 8' 4"	(2.56m x 2.54m)
Vestry	14' 2" x 11' 8"	(4.31m x 3.55m)
Cloakroom	7' 0" x 5' 6"	(2.13m x 1.68m)
WC	5' 6" x 3' 6"	(1.68m x 1.07m)
Main Chapel Room	40' 0" x 27' 6"	(12.18m x 8.38m)
Side Hall	6' 7" x 4' 11"	(2.01m x 1.50m)
Disabled WC	6' 11" x 4' 9"	(2.11m x 1.45m)

THE COTTAGE

Living Room	13' 5" x 11' 7"	(4.09m x 3.53m)
Dining Kitchen	17' 3" x 8' 0"	(5.25m x 2.44m)
Rear Hall	4' 4" x 3' 0"	(1.32m x 0.91m)

On The First Floor:

Landing		
No. 1 Bedroom	13' 7" x 8' 4"	(4.14m x 2.54m)
No. 2 Bedroom	9' 4" x 9' 4"	(2.84m x 2.84m)
Bathroom	8' 0" x 7' 7"	(2.44m x 2.31m)

Outside

Shallow walled forecourt to the road side. Rear yard providing parking for several cars and rear courtyard with access to a cellar.

Buyer's Premium

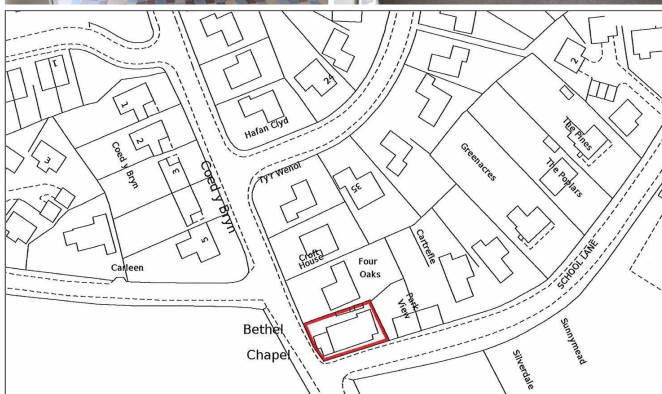
Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,600 (incl VAT). For further details on fees payable please consult the legal pack.

Directions

Leave the A55 North Wales Expressway at junction 33. At the exit roundabout take the A5119 signposted Flint. Proceed until taking the second turning right signposted Flint Mountain. Upon entering the village the property will be observed immediately on the right-hand side.

Solicitors

Hywel Jones, GHP Legal, 21 The Cross, Oswestry, Shropshire, SY11 1PN. T: 01691 659194.
E: hywel.jones@ghplegal.com



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

Lot 1 11 Arundel Road

Energy performance certificate (EPC)

11 Arundel Road
OSWESTRY
SY11 1AS

Energy rating
F

Valid until: 18 May 2032
Certificate number: 9120-2656-7857-2292-8895

Property typeSemi-detached house

Total floor area127 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Lot 2 7 Gobowen Road

Energy performance certificate (EPC)

7 Gobowen Road
OSWESTRY
SY11 1HT

Energy rating
G

Valid until: 27 September 2032
Certificate number: 3432-7621-8206-8943-0222

Property typeMid-terrace house

Total floor area99 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of 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>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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

Lot 3 2 Vyrnwy Road

Energy performance certificate (EPC)

2 Vyrnwy Road
OSWESTRY
SY11 1NP

Energy rating
F

Valid until: 25 October 2032
Certificate number: 2732-1526-4269-0265-1226

Property typeEnd-terrace house

Total floor area79 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Lot 4 1 Lower Brook Street

Energy performance certificate (EPC)

C & N Sweeney
1 Lower Brook Street
OSWESTRY
SY11 2HG

Energy rating
F

Valid until: 16 July 2026
Certificate number: 8030-2955-8326-5858-8894

Property typeA1/A2 Retail and Financial/Professional services

Total floor area41 square metres

Rules on letting this property

!

You may not be able to let this property.

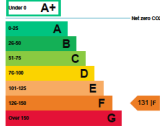
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Lot 4 1a Lower Brook Street

Energy performance certificate (EPC)

Flat
1a, Lower Brook Street
OSWESTRY
SY11 2HG

Energy rating
D

Valid until: 19 March 2028
Certificate number: 0368-2826-8274-9226-3761

Property typeTop floor flat

Total floor area39 square metres

Rules on letting this property

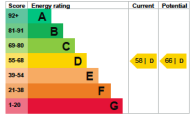
Properties can be let if they have an energy rating from A to E.

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 D.

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



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

Lot 7 17 Well Street

Energy performance certificate (EPC)

17 Well Street
WOLWELL
CH6 7PL

Energy rating
D

Valid until: 19 October 2032
Certificate number: 2140-8020-3120-2908-7895

Property typeSemi-detached house

Total floor area58 square metres

Rules on letting this property

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

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.](#)

Lot 8 19 Well Street

Energy performance certificate (EPC)

19 Well Street
HICKWELL
CH6 7PL

Energy rating
D

Valid until
19 October 2032

Certificate number
0710-3051-4102-0209-4396

Property type

Semi-detached house

Total floor area

81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

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.](#)

Lot 9 2 Empress Road

Energy performance certificate (EPC)

2, Empress Road
WREXHAM
LL13 7JN

Energy rating
E

Valid until
23 September 2025

Certificate number
0430-2894-7613-0325-2081

Property type

End-terrace house

Total floor area

79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.
[See how to improve this property's energy performance.](#)

Lot 10 Armstrong Towers, Birch Hill

Energy performance certificate (EPC)

Armstrong Towers
Birch Hill
LLANGOLLEN
LL20 8JL

Energy rating
F

Valid until
23 February 2032

Certificate number
0732-7822-6106-0017-3222

Property type

Detached house

Total floor area

162 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Lot 11 Gwyddelwern Methodist Church and Wesley Chapel House

Energy performance certificate (EPC)

Wesley Chapel House
Gwyddelwern
COWERN
LL21 9DF

Energy rating
G

Valid until
30 April 2032

Certificate number
0242-0200-3592-3899-3514

Property type

Semi-detached house

Total floor area

43 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be E.
[See how to improve this property's energy performance.](#)

Lot 12 Chapel House, School Lane

Energy performance certificate (EPC)

Chapel House
School Lane
PLINT
Prest Mountain
CH6 5GR

Energy rating
E

Valid until
13 October 2032

Certificate number
9020-0104-0140-7094-2243

Property type

Semi-detached house

Total floor area

50 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.
[See how to improve this property's energy performance.](#)

15

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

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 3 which is available upon request.

Do you need a survey?

A home is the most expensive purchase most people will ever make. As a buyer you will benefit from expert advice on the condition of your property – whether you plan to live in it or rent it out. The Bowen Son and Watson Survey Department offers the full RICS Survey Suite as well as bespoke inspections, reports and other professional services.

Call your local office to discuss which survey you need and for a **free quote**, or contact:
surveys@bowensonandwatson.co.uk



RICS

The mark of
property professionalism worldwide

Do you need a mortgage?

At Bowen Son and Watson we think the way to ensure you are getting the right mortgage from the right lender is by speaking to a mortgage professional that knows the market and can find the right deal to meet your needs.

Call your local office to arrange an appointment for a **free review**.



**Mortgage
Advice Bureau**

**Bowen Son
and Watson**

with **Kent Jones**

Chartered Surveyors | Auctioneers and Valuers | Estate and Letting Agents

For expert advice contact your local office and we will be able to help with your next move

Oswestry

Tel: 01691 652367

Wrexham

Tel: 01978 340000

Ellesmere

Tel: 01691 622534

Chirk

Tel: 01691 772443

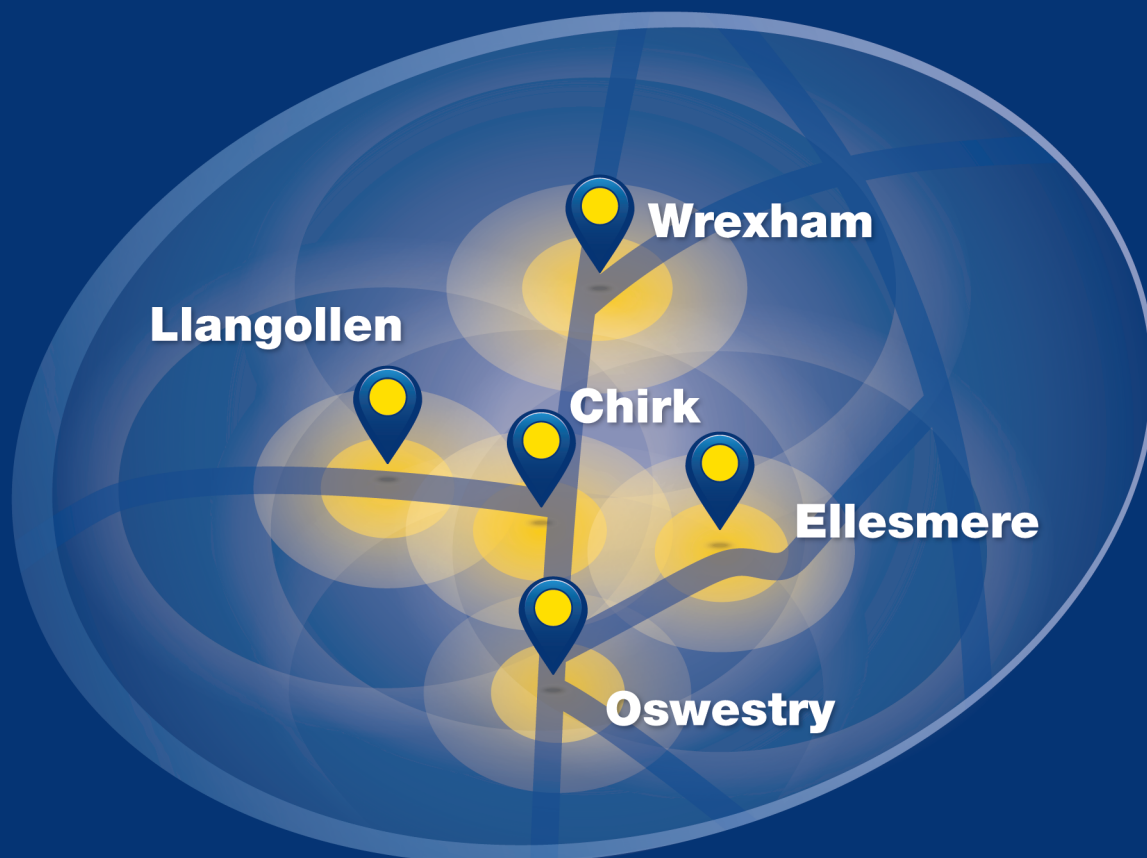
Llangollen

Tel: 01978 860346

**Bowen Son
and Watson**

with **Kent Jones**

Knowledge | Expertise | Integrity



Oswestry

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Wrexham. LL11 1HF
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Fax: 01978 340001
wrexham@
bowensonandwatson.co.uk

Ellesmere

Old Town Hall, The Square,
Ellesmere, SY12 0EP
Tel: 01691 622534
Fax: 01691 623603
ellesmere@
bowensonandwatson.co.uk

Chirk

2 Church Street, Chirk,
Wrexham. LL14 5HA
Tel: 01691 772443
Fax: 01691 774441
chirk@
bowensonandwatson.co.uk

Llangollen

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Llangollen, LL20 8RT
Tel: 01978 860346
Fax: 01978 862654
llangollen@
bowensonandwatson.co.uk

View all our properties at www.bowensonandwatson.co.uk

