



BOWEN
PROPERTY SINCE 1862



7 Lots for Sale by Auction

December Sale 7th December 2023

Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, Shropshire, SY11 3EN

7 Lots For Sale By Auction

BOWEN

SINCE 1862

7 Dec
2023

Auction to commence at 2pm

Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry SY11 3EN

2024 Auction dates Thursday 21st March (closing date for entries will be Friday 9th February), Thursday 20th June, Thursday 26th September and Thursday 5th December

Order Of Sale

LOT 1	Bethania Chapel, Church Street, Rhos, Wrexham LL14 2BP	Guide Price* £100,000
LOT 2	24 Longfield, Chirk, Wrexham, LL14 5PP	Guide Price* excess £80,000
LOT 3	3 Moss Cottages, Whixall, Whitchurch SY13 2PE	Guide Price* excess £125,000
LOT 4	7 Moss Cottages, Whixall, Whitchurch SY13 2PE	Guide Price* excess £125,000
LOT 5	8 Moss Cottages, Whixall, Whitchurch SY13 2PE	Guide Price* excess £125,000
LOT 6	Minffordd House, Bridge Street, Corwen LL21 0AB	Guide Price* excess £45,000
LOT 7	Minffordd Shop, Bridge Street, Corwen, LL21 0AB	Guide Price* £55,000

Auction Contacts



Eddie Bowen
MRICS FAAV
Partner
Old Town Hall,
The Square,
Ellesmere, SY12 0EP
01691 622534



James Sumner
MRICS
Partner
1 King Street,
Wrexham, LL11 1HF
01978 340000



Roly Jones
FRICS
Consultant,
Registered Valuer
1 King Street,
Wrexham, LL11 1HF
01978 340000



Andrew Brown
B.SC(Hons), MNAEA
Partner
35 Bailey Street,
Oswestry, SY11 1PX
01691 652367
2 Church Street,
Chirk, Wrexham,
LL14 5HA
01691 772443



Jonathan Bevan
B.SC(Hons)
Partner
35 Bailey Street,
Oswestry, SY11 1PX
01691 652367



Ed Mason
BA(Hons)
Valuer
34 Castle Street,
Llangollen,
LL20 8RT
01978 860346

* 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 18 of this catalogue.

LOT 1: GUIDE PRICE £100,000

Bethania Chapel, Church Street, Rhos, Wrexham LL14 2BP



General Remarks

A plaque on the front elevation dates this substantial Baptist Chapel to 1902. In the Agents' opinion the existing property is suited to a number of uses including residential redevelopment (subject to consent).

Location

This Chapel is situated on level ground close to the heart of the village. Rhos is a thriving village community which provides wide-ranging School, Shopping and other social amenities.

Accommodation

Entrance Vestibule: 6' 11" x 6' 11" (2.11m x 2.11m)

Main Chapel Room: 47' 4" x 26' 3" (14.42m x 7.99m)

Average ceiling height is 17'10" (5.43m)

Rear Lobby: 10' 7" x 4' 3" (3.22m x 1.29m)

Cloakroom: 9' 9" x 4' 0" (2.97m x 1.22m)

Sunday School Room: 27' 3" x 20' 10" (8.30m x 6.35m)

Outside

The property occupies a level site on the corner of Church Street and Cemetery Road. There are predominantly grassed gardens to the road side elevations, from which there are two pedestrian gated access-points and also a vehicular access to a concrete hard standing.

Directions

For satellite navigation use the post code LL14 2BP. Leave the A483 town by pass at exit 3 by Starbucks and the Travel Lodge at Croesfoel at which take the exit signposted B5605 Johnstown. Continue for just over one mile to the first set of traffic lights at which turn right. Continue up the hill to a mini-roundabout at which turn left onto Church Street. "Bethania" will be seen on the left after approximately 100 yards.

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% inclusive of VAT. For further details on fees payable please consult the legal pack.

Further information

Planning Note:-The Local Authority were recently approached for their opinion as to the development potential of the property under pre-app advice.

The response has been favourable and a copy of this is available from the Agents or within the Auction Pack.

Solicitors-Lanyon Bowdler, 39-41 Church Street, Oswestry, SY11 2AZ. Tel: 01691 652241.

E: kaylee.evans@lblaw.co.uk

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Wrexham Office: 1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

LOT 2: GUIDE PRICE EXCESS £80,000

24 Longfield, Chirk, Wrexham, LL14 5PP



Further information

Agent's Note-We are informed that any items of furniture and household effects which remain in the property as at the day of the auction will not be removed and will be sold with the property.

EPC Rating-33/F.

Council Tax Band-C.

Solicitors-Mr Michael Keeling of Nexa Law Limited, Suite 2, Salop House, 13 Salop Road, Oswestry, SY11 2NR, michael.keeling@nexa.law

General Remarks

A spacious two bedroom end of terrace property situated in an established residential area within walking distance of the centre of Chirk and all local amenities. The property requires a full scheme of renovation and includes front/rear gardens alongside off road parking provision. It would make an ideal buy to let purchase and is warmed by electric heaters. The living accommodation is well proportioned with both bedrooms being large doubles.

Location

The property is situated in an established residential area within walking distance of the centre of Chirk. The town has a good range of local shops, Post Office, Bank, Public Houses and excellent Infant and Junior Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The town has an excellent bus service and a train station providing services to Birmingham and Manchester.

Accommodation

Hall

Living Room: 13' 1" x 10' 11" (3.99m x 3.33m)

Dining Room: 9' 5" x 8' 4" (2.86m x 2.55m)

Kitchen: 8' 10" x 8' 4" (2.69m x 2.53m)

Bedroom 1: 15' 8" x 9' 5" (4.78m x 2.88m)

Bedroom 2: 12' 3" x 10' 8" (3.74m x 3.26m)

Bathroom: 7' 11" x 4' 11" (2.41m x 1.51m)

Separate W.C.: 5' 3" x 2' 7" (1.61m x 0.78m)

External Store Room: 7' 4" x 6' 10" (2.24m x 2.08m)

Outside

The property includes large gardens to the front and rear. To the front, off road parking provision is available with gated access to the pavement. At the side, a pedestrian access gate leads to the rear gardens. These require landscaping but again are generous in size.

Directions

From Chirk town centre head North along Church Street towards Llangollen. Turn right onto Colliery Road and continue ahead before turning left onto Longfield. Continue ahead bearing to the right and the property will be found on the left hand side.

Buyers Premium

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

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Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

LOT 3 : GUIDE PRICE EXCESS £125,000

3 Moss Cottages, Whixall, Whitchurch SY13 2PE



General Remarks

This 3-bedroom semi-detached house offers great potential for improvement and modernisation in line with prospective purchaser's requirements.

Location

The property enjoys a pleasant rural location situated on the outskirts of the village of Whixall in the picturesque North Shropshire countryside close to the Welsh border. The property is within easy access to the A495, A49 & A41 and the neighbouring towns of Ellesmere, Wem, Whitchurch provide a range of amenities and schools with train stations in Wem, Whitchurch & Shrewsbury.

Accommodation

Living Room: 16' 4" x 10' 6" (4.98m x 3.20m)

Kitchen: 10' 4" x 10' (3.16m x 3.05m)

Cloakroom WC

Rear Entrance Porch/

Boot Room: 10' 4" x 10' (3.16m x 3.05m)

Bedroom: 12' 4" x 10' 6" (3.76m x 3.20m)

Bedroom: 12' 4" x 10' 6" (3.76m x 3.20m)

Outside

No:3 is approached over a part stone drive providing parking enclosed by mature hedges. A timber wicket fence with single gate provides access to the rear of the property which is mainly laid to lawn with some mature trees and shrubs in place. Useful brick storage shed under galvanise sheet roof, two further timber sheds. Outside tap.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-39/E.

Council Tax Band-B.

Solicitors-Joanne Roberts, Hatchers Solicitors LLP, 45 Green End, Whitchurch, Shropshire, SY13 1AD.

Tel: 01948 663361

j.roberts@hatchers.co.uk

Directions

From Ellesmere take the A495 to Whitchurch continue through the village of Welshampton and after passing Bronington Nurseries on the right hand side after approximately 2.5 miles turn right sign posted Fenns Bank/Whixall. Continue straight ahead passing over the canal bridge, after a short distance turn right sign posted 'Manor House' continue to the end of the lane turn right and no:3 will be identified on the left hand side by the agents for sale board. What3Words:///mixes.contour.disclose

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Ellesmere Office: Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

LOT 4: GUIDE PRICE EXCESS £125,000

7 Moss Cottages, Whixall, Whitchurch, SY13 2PE



General Remarks

This 3-bedroom, semi-detached offers great potential for improvement and modernisation in line with prospective purchaser's requirements.

Location

The property enjoys a pleasant rural location situated on the outskirts of the village of Whixall in the picturesque North Shropshire countryside close to the Welsh border. The property is within easy access to the A495, A49 & A41 and the neighbouring towns of Ellesmere, Wem, Whitchurch provide a range of amenities and schools with train stations in Wem, Whitchurch & Shrewsbury.

Accommodation

Living Room: 16' 4" x 10' 6" (4.97m x 3.19m)

'L' Shape Kitchen: 16' 3" x 10' 11" (4.96m x 3.33m)
(1.32m)

Rear Entrance

Rear Garden: 16' 6" x 10' 6" (5.03m x 3.19m)

Front Garden: 16' 6" x 10' 6" (5.03m x 3.19m)

Living Room: 16' 6" x 10' 6" (5.03m x 3.19m)

Living Room: 16' 6" x 10' 6" (5.03m x 3.19m)

Bathroom

Outside

No:7 is approached through wrought iron gates onto a stone drive providing ample parking and access to double carport. The front lawned garden area is enclosed by a timber wicket fence. Concrete slab pathway leads to a single wrought iron gate providing access to the good-sized rear garden which is mainly laid to lawn with a timber and galvanise shed, former pond area.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-Band 8/G.

Council Tax Band-B.

Solicitors-Joanne Roberts, Hatchers Solicitors LLP, 45 Green End, Whitchurch, Shropshire, SY13 1AD.

Tel: 01948 663361

j.roberts@hatchers.co.uk

Directions

From Ellesmere proceed along the A495 sign posted Whitchurch continue through the village of Welshampton and after passing Bronington Nurseries on the right hand side after approximately 2.5 miles turn right sign posted Fenns Bank/Whixall. Continue straight ahead passing over the canal bridge, after a short distance turn right sign posted 'Manor House' continue to the end of the lane turn right and no:7 will be identified on the left hand side by the agents for sale board. What3Words:///mixes.contour.disclose.

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Ellesmere Office: Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

LOT 5: GUIDE PRICE EXCESS £125,000

8 Moss Cottages, Whixall, Whitchurch, SY13 2PE



General Remarks

This 3-bedroom, semi-detached house offers great potential for improvement and modernisation in line with prospective purchaser's requirements.

Location

The property enjoys a pleasant rural location situated on the outskirts of the village of Whixall in the picturesque North Shropshire countryside close to the Welsh border. The property is within easy access to the A495, A49 & A41 and the neighbouring towns of Ellesmere, Wem, Whitchurch provide a range of amenities and schools with train stations in Wem, Whitchurch & Shrewsbury.

Accommodation

Living Room: 16'4" x 10'7" (4.98m x 3.23m)

Kitchen: 10'10" x 10' (3.31m x 3.05m)

Shower Room: 5'10" x 4'4" (1.78m x 1.34m)

Rear Entrance

Bedroom: 11'0" x 10'0" (3.35m x 3.05m)

Bedroom: 10'0" x 10'0" (3.05m x 3.05m)

Bedroom: 10'0" x 7'2" (3.05m x 2.18m)

Bedroom: 10'0" x 7'2" (3.05m x 2.18m)

Outside

No:8 is approached through a single iron gate onto a concrete slab pathway with lawned areas either side. Large enclosed rear garden mainly laid to lawn, store shed and outside tap.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-Band 51/E.

Council Tax Band-B.

Solicitors-Joanne Roberts, Hatchers Solicitors LLP, 45 Green End, Whitchurch, Shropshire, SY13 1AD.

Tel: 01948 663361

j.roberts@hatchers.co.uk



Directions

From Ellesmere proceed along the A495 sign posted Whitchurch continue through the village of Welshampton and after passing Bronington Nurseries on the right hand side after approximately 2.5 miles turn right sign posted Fenns Bank/Whixall. Continue straight ahead passing over the canal bridge, after a short distance turn right sign posted 'Manor House' continue to the end of the lane turn right and no:7 will be identified on the left hand side by the agents for sale board. What3Words:///mixes.contour.disclose.

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Ellesmere Office: Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

LOT 6: GUIDE PRICE EXCESS £45,000

Minffordd House, Bridge Street, Corwen LL21 0AB



Minffordd House, Bridge Street, Corwen, LL21 0AB



Total Area: 108.7 m² ... 1170 ft²
All measurements are approximate and for display purposes only

General Remarks

An opportunity for full refurbishment and modernisation of this three bedroom property situated close to the centre of the town of Corwen and its amenities. The property has two reception rooms and kitchen to the ground floor with split landing to three bedrooms, bathroom and separate WC upstairs. External yard area.

Accommodation

Entrance Hall 7' 7" x 3' 6" (2.30m x 1.06m)
Living Room 17' 7" x 11' 11" (5.36m x 3.62m)
Dining Room/ 15' 7" x 10' 10" (4.75m x 3.29m)
Sitting Room
Kitchen 14' 6" x 7' 0" (4.43m x 2.13m)
Bedroom 1 14' 7" x 12' 8" (4.44m x 3.86m)
Bedroom 2 12' 0" x 7' 10" (3.66m x 2.39m)
Bedroom 3 9' 8" x 8' 0" (2.95m x 2.44m)
Bathroom 13' 2" x 7' 1" (4.02m x 2.17m)
Separate WC 7' 1" x 2' 7" (2.16m x 0.78m)

Outside

To the side elevation the property is approached by a paved pathway which leads to a side Yard.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £2,500 inclusive of VAT. For further details on fees payable please consult the legal pack.

Further information

Directions: From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town continuing eventually past the Old Berwyn Station, carrying on through Glyndyfrdwy, Llidiart y Parc and on into Corwen. After passing through The Square and then the black and white building, continue until you see the parking lay-by zone on the left-hand side opposite the row of stone Victorian villa houses. "Minffordd House" is the next house on the right-hand side.

EPC Rating-59/D.

Council Tax Band-C.

Solicitors-Mandy Towers, GHP legal, The Old Bank, Berwyn Street, Llangollen, LL20 8NL. Tel. 01978 860313. Mandy.Towers@ghplegal.com

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Wrexham Office: 1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

LOT 7: GUIDE PRICE £55,000

Minffordd Shop, Bridge Street, Corwen, LL21 0AB



General Remarks

A substantial 3 bedroom property and garage with tremendous potential in need of full refurbishment and modernisation. Occupying a prominent position within the town the property was once a cobbler's shop and boasts a impressive living room with vaulted ceiling and feature windows.

Accommodation

Former Cobblers Shop 16' 5" x 13' 2" (5.01m x 4.02m)

Dining Room: 16' 8" x 15' 5" (5.08m x 4.71m)

Lean To Kitchen: 11' 10" x 6' 0" (3.61m x 1.82m)

Living Room: 19' 1" x 15' 3" (5.82m x 4.64m)

Landing: Skylight to the front elevation

Bedroom 1: 15' 11" x 9' 8" (4.86m x 2.94m)

Bathroom 6' 9" x 5' 7" (2.06m x 1.71m)

Bedroom 2: 11' 11" x 8' 4" (3.63m x 2.55m)

Bedroom 3: 9' 8" x 7' 10" (2.94m x 2.4m)

Outside

Externally there is a courtyard garden accessed from the dining room.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £2,400 inclusive of VAT. For further details on fees payable please consult the legal pack.

Further information

Solicitors—Gareth Kelly, Gittins Mc Donald, 12 Grosvenor Road, Wrexham LL11 1BU TEL 01978 366 665

Directions—From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town continuing eventually past the Old Berwyn Station, carrying on through Glyndyfrdwy, Llidiart y Parc and on into Corwen. After passing through The Square and then the black and white building, continue until you see the parking lay-by zone on the left-hand side opposite the row of stone Victorian villa houses. "Minffordd Shop" is the next house on the right-hand side



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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.

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, 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.

How to Register

To comply with money laundering regulations and legislation, we are 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.

Instructions

In light of the above, a registration process will 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. Please select from one of the suitable options 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 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.

If you intend to bid online, please ensure that you have completed online registration via the EIG Auction Passport page <https://passport.eigroup.co.uk/account/log-in?ReturnUrl=%2F> and have received the notification that you are ready to bid at least 48 hours before the day of the auction. This is to ensure that assistance with online registration can be provided in plenty of time before the auction day.



List A - photo ID



- Current, signed passport
- Current full UK/EU photo card driving licence
- Valid ID card
- Firearm or shotgun certificate
- 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)
- Utility bill issued in last three months (paper copy)
- Recent bank/building society/mortgage/or credit card statement
- HMRC tax notification
- Recent council tax bill

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@bowen.uk.com
- Option 4** The post office can verify up to three forms of ID for a charge of £10.50

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.

An aerial photograph of a vast, rolling landscape under a soft, golden sunset sky. The terrain is a patchwork of green fields, brown hedgerows, and distant hills. The lighting creates a warm, atmospheric glow across the entire scene.

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with a forward
thinking outlook.

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