

**Bowen Son
and Watson**

with **Kent Jones**

Knowledge | Expertise | Integrity

Collective Property Auction

At The Lion Quays Hotel and Online Auction
30th June 2022



RICS

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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.

9 lots for sale by Auction

**30
June
2022**

Auction to be held at 2pm

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

2022 Collective Property Auction Dates

Thursday 29th September (closing date for entries will be Friday 19th August) 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, Llangollen. LL20 8RT
Tel: 01978 860346
2 Church Street, Chirk, Wrexham. LL14 5HA
Tel: 01691 772443

**Bowen Son
and Watson**

with **Kent Jones**

Order of Sale

- Lot 1: 184 Bryn Offa, Wrexham, LL13 7UA
➔ **Guide Price* £80,000**
- Lot 2: 9 Berse Road, Caego, Wrexham, LL11 6TP
➔ **Guide Price* Excess £110,000**
- Lot 3: Croft Cottage, Bedwell Road, Cross Lanes, Wrexham, LL13 0TR
➔ **Guide Price* Excess £110,000**
- Lot 4: 'Marlan', 28 Cambria Avenue, Ellesmere, Shropshire, SY12 0BQ
➔ **Guide Price* Excess £150,000**
- Lot 5: 41 The Meads, Weston Rhyn, Oswestry, Shropshire, SY10 7SJ
➔ **Guide Price* Excess £100,000**
- Lot 6: Crispin Lodge, Mold Road, Stansty, Wrexham, LL11 4YF
➔ **Guide Price* Excess £220,000**
- Lot 7: Gwyddelwern Methodist Church and Wesley Chapel House, Gwyddelwern, Corwen, Denbighshire, LL21 9DF
➔ **Guide Price* £90,000**
- Lot 8: 5 Ffordd Madoc, Wrexham, LL12 7PS
➔ **Guide Price* £150,000**
- Lot 9: Middle Bank Wood, Coed Bwlch, Rhysgog, Llangollen, Denbighshire LL20 8BW
➔ **Guide Price* £20,000**

Important information

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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 12 front cover of this catalogue.

LOT 1 Guide Price ➔ £80,000

184 Bryn Offa, Wrexham,
LL13 7UA

General Remarks

A former local authority three bedroom terraced property requiring a complete programme of refurbishment in a pleasant position off Ruthin road overlooking an open green. This inter-terraced town house comprises front and rear porches; lounge; dining kitchen; landing to three bedrooms and a bathroom. Outside there are garden areas to front and rear with a brick shed.

Location

The property is situated within a former local authority housing development opposite Morrisons Supermarket off the Ruthin Road. It overlooks an open green and is accessible on foot to either the front or rear. Local amenities include Victoria Primary and Clywedog Secondary Schools and a choice of Supermarkets. The Maelor Hospital, Town Centre and nearest access onto the A483 town by-pass are all less than a mile distant.

Accommodation

Entrance Porch.

Hallway.

Lounge 14' 9" x 11' 5" (4.49m x 3.48m)

Dining Kitchen 18' 4" x 11' 4" (5.58m x 3.45m)

Rear Porch

No. 1 Bedroom 12' 0" x 11' 4" (3.65m x 3.45m)

No. 2 Bedroom 11' 3" x 9' 5" (3.43m x 2.87m)

No. 3 Bedroom 8' 5" x 8' 3" (2.56m x 2.51m)

Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)

Outside

At present uncultivated gardens to both front and rear, where there is also a brick built store shed.

Directions

For satellite navigation use the post code LL13 7UA. Leave the inner ring road turning off Bradley Road onto the A525 Ruthin Road signposted Coedpoeth and Ruthin. At the first set of traffic lights turn left onto Centenary Road. Park here then proceed on foot down the first turning left when the rear of the property will be seen in the bottom right-hand corner of the parking area.

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

Solicitor

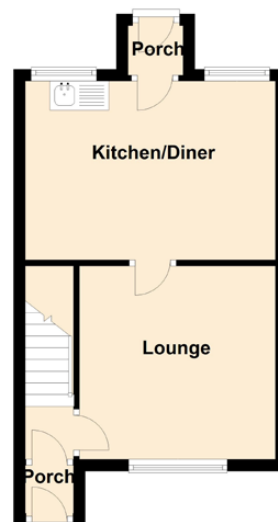
Mr Hugh Lloyd. Cyril Jones & Company. 19 Grosvenor Road, Wrexham. LL11 1DE. 01978 367830.



Floor Plans

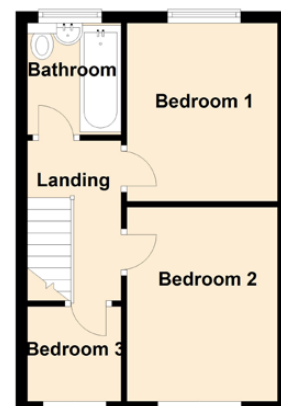
Ground Floor

Approx. 29.1 sq. metres (313.8 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



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

LOT 2 Guide Price ➔ £110,000

9 Berse Road, Caego,
Wrexham, LL11 6TP



Floor Plans



The Property

An end terrace two reception room / three bedroom dwelling requiring some updating in a convenient village location only two miles from Wrexham and a mile from the Maelor Hospital and Plas Coch retail park. The house is double glazed and cavity insulated. Outside it is well set back from the lay-by parking at the front by an open plan lawn. Flagged side patio with two brick built store sheds and rear lawned garden with specimen shrubs.

Location

The property is situated in the village of Caego close to its border with New Broughton. It is conveniently positioned only two miles from Wrexham Centre and one mile from Croesnewydd Business Park, the Maelor Hospital and the nearest access onto the A483, which provides dual carriageway to Chester (11 miles). Village amenities include a popular Primary School, Village Stores and a regular bus service.

Accommodation

Entrance Hallway	10' 4" x 5' 10"	(3.15m x 1.78m)
Lounge	13' 3" x 12' 5"	(4.04m x 3.78m)
Dining Room	12' 5" x 9' 4"	(3.78m x 2.84m)
Kitchen	9' 2" x 5' 11"	(2.79m x 1.80m)
No. 1 Bedroom	13' 5" x 9' 7"	(4.09m x 2.92m)
No. 2 Bedroom	12' 7" x 8' 11"	(3.83m x 2.72m)
No. 3 Bedroom	10' 0" x 9' 0"	(3.05m x 2.74m)
Bathroom	5' 6" x 4' 11"	(1.68m x 1.50m)
Separate WC	5' 6" x 2' 8"	(1.68m x 0.81m)

Outside

Open plan lawned front garden with lay-by parking to the road-side. Flagged side PATIO with two brick built SHEDS and a lawned rear garden having specimen shrubs.

Directions

For satellite navigation use the post code LL11 6TP. Leave Wrexham town centre on Mold Road. At the first roundabout take the left hand turning into Berse Road. At the next roundabout bear right underneath the flyover. Continue into Caego when the property will eventually be seen on the left immediately before a group of bungalows, opposite the bus stop on the right.

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

Solicitor

Mr Barry Ashton, Barry Ashton Solicitors, 21 Bridge Street, Llangollen. LL20 8PF. 01978 861140



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

LOT 3 Guide Price ➔ £110,000

Croft Cottage, Bedwell Road, Cross Lanes, Wrexham, LL13 0TR

General Remarks

A traditionally styled two bedroom semi-detached cottage. The property occupies above average sized gardens with storage outbuilding and has modernised accommodation including double glazed windows, an oak fitted kitchen and gas fired central heating.

Location

The property is located within the popular village of Cross Lanes, which has local amenities including a Convenience Store. The property has good road communications to Wrexham (4 miles away).

Accommodation

Entrance Porch		
Lounge	14' 0" x 12' 11"	(4.27m x 3.94m)
Kitchen/Dining Room	13' 10" x 9' 10"	(4.22m x 3.00m)
Rear Porch.		
No. 1 Bedroom	13' 4" x 10' 10"	(4.06m x 3.3m)
No. 2 Bedroom:	10' 1" x 9' 9"	(3.07m x 2.97m)
Bathroom	6' 2" x 6' 0"	(1.88m x 1.83m)

Outside

The property benefits from good size gardens to front and rear, the rear of which has an Outbuilding.

Tenure

The property is presently let under an Assured Shorthold Contract (tenant holding over) at a passing rent of £475.00 pcm. If vacant possession is required the two months statutory Notice to Quit should be served by the purchaser.

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% of the eventual sale price realised plus VAT. For further details on fees payable please consult the legal pack.

Note

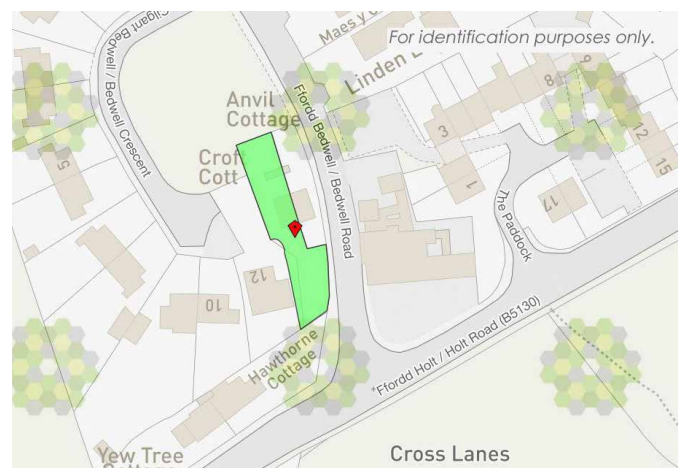
The property was subject to an insurance claim for minor underpinning during 2018. The works were necessitated due to the proximity of a conifer tree that had grown too close to the gable wall of the house. The tree was removed and the property reinstated. The works were overseen by an engineer and an appropriate certificate of structural adequacy was issued.

Solicitor

Mr Pierre Bartlett. Bartletts Solicitors, 16 Nicholas Street, Chester, CH1 2NX. 01244 313301.



Location Maps



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

LOT 4 Guide Price ➔ Excess £150,000

‘Marlan’, 28 Cambria Avenue, Ellesmere, Shropshire, SY12 0BQ



General Remarks

This three bedroom semi-detached house with the benefit of a large enclosed rear garden and single detached garage is situated in a central location within the popular market town of Ellesmere. The property requires a full scheme of modernisation and offers great potential for improvement in line with prospective purchaser's requirements. The property also retains some original features.

Location

The property is located within the popular market town of Ellesmere which provides an excellent range of local amenities and recreational facilities. The area has a wide range of state and private schools, including the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are easily within commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available.

Accommodation

Lounge	14' 1" x 13' 4"	(4.3m x 4.07m)
Dining Room	17' 4" x 9' 5"	(5.28m x 2.86m)
Kitchen	10' 0" x 7' 4"	(3.05m x 2.24m)
Utility	11' 2" x 7' 0"	(3.41m x 2.13m)
Separate WC		
Bedroom 1	14' 1" x 11' 4"	(4.30m x 3.45m)
Bedroom 2	12' 5" x 10' 0"	(3.78m x 3.05m)
Bedroom 3	9' 6" x 8' 4"	(2.89m x 2.54m)
Bathroom		

Outside

The property is approached through double wrought iron gates over a tarmac drive which leads to the single detached garage. The front of the property is also laid with tarmac. A side gate allows access to the enclosed rear garden which enjoys a patio area and large lawned garden beyond with three timber sheds and a greenhouse. Outside tap.

Garage 17' 8" x 9' 3" (5.38m x 2.82m)

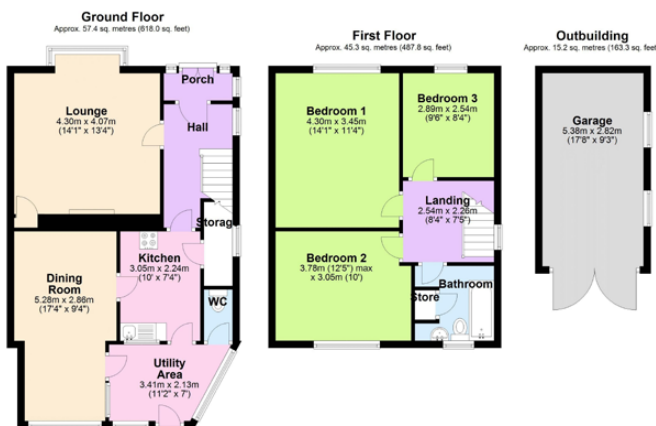
Buyer's Premium

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

Mrs Claire Andrews, Gough Thomas & Scott, Willow Street, Ellesmere, Shropshire, SY12 0AG. Tel: 01691 622413.

Floor Plans



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

LOT 5 Guide Price ➔ Excess £100,000

41 The Meads, Weston Rhyn,
Oswestry, Shropshire,
SY10 7SJ

General Remarks

The property occupies a quiet position within this established residential development and provides for spacious living accommodation throughout. An ideal investment opportunity comprising a three bedroom end terrace property currently rented on an assured shorthold tenancy to long term tenants at £535.00 per calendar month. The property which we believe to be of non traditional construction is warmed by gas fired central heating and is fully double glazed.

Location

The property is situated close to the centre of the popular border village of Weston Rhyn. The village itself has an excellent range of amenities including primary school, shop, post office and public houses. Easy access onto the A4/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has a good bus services and the nearby train stations at Chirk and Gobowen provide services to Birmingham and Manchester.

Accommodation

Living Room	19' 8" x 9' 10"	(5.99m x 2.99m)
Kitchen	11' 1" x 9' 7"	(3.39m x 2.93m)
Utility Room	9' 8" x 6' 4"	(2.95m x 1.93m)
Bedroom One	11' 7" x 10' 2"	(3.53m x 3.11m)
Bedroom Two	13' 7" x 9' 1"	(4.15m x 2.78m)
Bedroom Three	10' 9" x 6' 4"	(3.28m x 1.94m)
Bathroom	7' 5" x 5' 7"	2.25m x 1.71m)

Outside

The property includes enclosed gardens to the front and rear with a pedestrian gate leading to the roadway/pavement at the front.

Directions

From the AQ5/A483 turn off at the Gledrid roundabout signposted Weston Rhyn. Continue into the village passing over the railway line and past the primary school before taking the second right into Trehowell Lane. Turn immediately right on to The Meads and follow the road ahead where the property will eventually 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 2.40% of the sale price achieved. For further details on fees payable please consult the legal pack.

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.



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

LOT 6 Guide Price ➔ £220,000

Crispin Lodge, Mold Road,
Stansty, Wrexham,
LL11 4YF



General Remarks

A commodious period detached residence occupying gardens, grounds and paddock land extending to 1.35 acres within approximately 1.8 miles of Wrexham town centre and all amenities. The property has various outbuildings and ample on site parking and there is separate gated vehicular access to the paddock area. The property requires modernisation and refurbishment and offers excellent potential for uplift in valuation.

Accommodation

Utility Room	13' 1" x 7' 11"	(3.99m x 2.41m)
Breakfast Kitchen	13' 0" x 12' 10"	(3.96m x 3.90m)
No.1 Reception Room	13' 10" x 11' 4"	(4.21m x 3.45m)
No.2 Reception Room	14' 10" x 13' 11"	(4.52m x 4.24m)
No.3 Reception Room	13' 8" x 9' 10"	(4.16m x 2.99m)
Bedroom	9' 4" x 8' 4"	(2.84m x 2.54m)
En-Suite Shower	8' 4" x 4' 2"	(2.55m x 1.28m)
Bathroom	9' 11" x 9' 3"	(3.02m x 2.83m).

On The First Floor:

No. 1 Bedroom	13' 8" x 10' 0"	(4.17m x 3.05m)
No. 2 Bedroom	14' 0" x 11' 7"	(4.26m x 3.54m)
No. 3 Bedroom	14' 10" x 14' 1"	(4.52m x 4.28m)
No. 4 Bedroom	16' 6" x 9' 2"	(5.04m x 2.80m)

Outside:

The property occupies Gardens, Grounds and Paddock extending in total to approximately 1.35 acres. There is a vehicular access off Summerhill Road to a Parking Area. Beyond there is a walled Orchard. Closer to the property there are a range of stone built outoffices comprising Stores/Former Wash House, which are in poor condition. There is an open fronted Store/Garage with timber supported corrugated roof. Beyond the outoffices and orchard there is a pre-cast concrete sectional Garage. The paddock areas are enclosed and bounded by trees and here there are additional ranges of rough Storage Buildings. The paddock area has its own gated vehicular access off Summerhill Road. The boundary of the property is well defined by stone walling and to the rear a line of conifers with boundary fence.

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% of the eventual sale price realised plus VAT. For further details on fees payable please consult the legal pack.

Agent's Note

The Tree Officer at Wrexham County Borough Council has placed Notice upon the property that there are safety concerns with a quantity of the trees along the boundaries. The Notice requires remedial works to be undertaken and a quotation has been obtained by professional tree contractors Mancoed. A copy of the quotation for the works is available from the Agent's Offices and will also be contained within the legal pack for auction.

Solicitor

Ms Julie Bryan, Allington Hughes Law, 10 Grosvenor Road, Wrexham. LL11 1SD.

Floor plan



Location Map



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

LOT 7 **Guide Price** ➔ **£90,000**

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

Solicitor

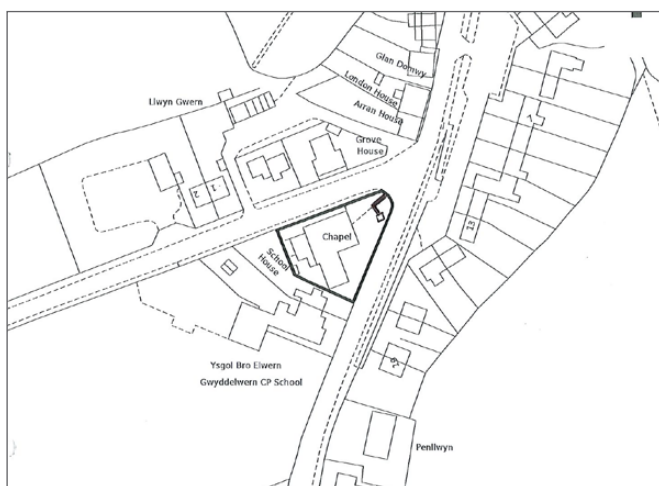
Mr Hywel Jones, GHP Legal, 21 The Cross, Oswestry, SY11 1PN. 01691 659194



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



Location Map



LOT 8 Guide Price ➔ £150,000

5 Ffordd Madoc, Wrexham,
LL12 7PS



Floor Plan



General Remarks

A three bedroom semi-detached bungalow located within the well established and sought after district of Borrás. The bungalow is in need of internal modernisation throughout. In brief the layout comprises an enclosed entrance porch, lounge, fitted kitchen, three bedrooms and a three piece bathroom. There is an integral single garage and enclosed rear garden.

Location

The property occupies a pleasant location off Jeffreys Road. It is situated within the popular established residential area of Borrás Park just off the Llanypwll link road by Wrexham Golf Club. Local amenities include Acton Park, Borrás Primary School, Doctor's Surgery and the neighbourhood shopping parade on Borrás Park Road. There is a bus service from close by to the town centre just over a mile away and Gresford roundabout is only half a mile, from where the A483 leads to Chester (10 miles) and the motorway network.

Accommodation

Entrance Hallway	6' 3" x 4' 1"	(1.91m x 1.24m)
Lounge	18' 5" x 11' 5"	(5.61m x 3.49m)
Kitchen	8' 9" x 8' 7"	(2.67m x 2.62m)
No. 1 Bedroom	20' 3" x 8' 4"	(6.17m x 2.55m)
No. 2 Bedroom	13' 1" x 10' 6"	(3.99m x 3.20m)
No. 3 Bedroom	9' 11" x 9' 9"	(3.03m x 2.98m)
Bathroom	6' 2" x 5' 6"	(1.88m x 1.67m)

Outside

To the front of the property there is off-road parking leading to the integral single garage. Lawned garden to the front. The bungalow is currently wheelchair accessible with ramp leading to the front entrance door. Side access to rear. Outdoor tap. The rear garden is mainly laid to lawn with a range of hedging and shrubbery.

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

Directions

For satellite navigation use the post code LL12 7PS. From the town centre proceed to the brow of Acton Hill turning right immediately before the Garage onto Box Lane. Continue until taking the fourth right onto Jeffreys Road, second left into Ffordd Alun then second left again into Ffordd Madoc. The property will be seen immediately on the right-hand side.

Solicitor

Ms Julie Bryan, Allington Hughes Law, 10 Grosvenor Road, Wrexham. LL11 1SD. 01978 291000



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

LOT 9 Guide Price ➔ £20,000

Middle Bank Wood, Coed Bwlch, Rhysgog, Llangollen, Denbighshire LL20 8BW

Description

Situated approximately three miles away from the Resort Town of Llangollen this beautiful parcel of mixed woodland comprises an ideal recreational retreat. The portion is accessed off the A5 Llangollen to Corwen Road and can be approached by a normal car from a forest track. Upon the parcel there is a timber cabin, which unusually for woodland has full Forestry Consent for its placement. The area extends to approximately 9100 square meters - about 2.25 acres. Heaven.

Solicitors and Legal Pack

The vendors Solicitors are Mr Barry Ashton, Bridge Street, Llangollen LL20 8PF. A full legal pack including contract for sale is now available, please contact the Llangollen office for more information.

Directions

From the centre of Llangollen town proceed to the traffic lights at the top of Castle Street and turn right onto the A5 in the direction of Corwen. Leave the town and continue past Berwyn Station and on up the hill. Near the top of the hill there are quite large lay-by's on the left and right. Continue a little further and prepare to turn right onto the forest track, which gives access to the property. Slow down and indicate and just when approaching the left bend the track will be observed on the right. This leads down to the property

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 £2,500 inclusive of VAT. For further details on fees payable please consult the legal pack.

Note

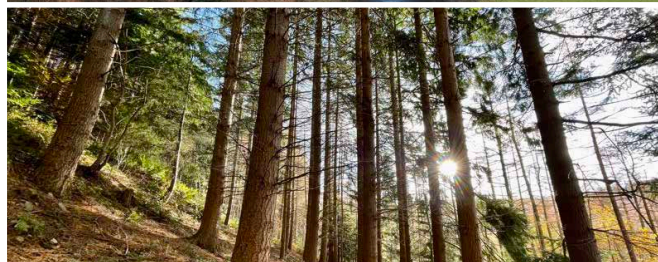
To parties wishing to view. We are presently experiencing interested parties visiting the property who are parking and encroaching onto the land belonging to adjoining landowners. To minimise intrusion when viewing the property please park at the lay-by on the A5 and walk down to the cabin on foot. The portion for sale is clearly outlined on the attached O.S. and Land Registry Plans. We thank you for your co-operation.

Solicitor

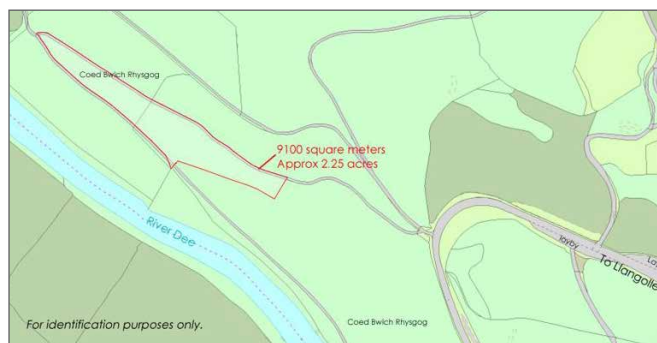
Mr Barry Ashton, Barry Ashton Solicitors, 21 Bridge Street, Llangollen. LL20 8PF. 01978 861140



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



Location Maps



Lot 1 184 Bryn Offa, Wrexham

Energy performance certificate (EPC)

184 BRYN OFFA WREXHAM LL13 7JA	Energy rating E	Valid until 11 November 2030 Certificate number 9110-5880-7102-8809-0386
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Property type
Mid-terrace house

Total floor area
73 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/landlords-require-tenant-energy-efficiency-standards-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.](#)

Lot 2 9 Berse Road, Wrexham

Energy performance certificate (EPC)

9 Berse Road Wrexham LL11 4TP	Energy rating E	Valid until 19 April 2032 Certificate number 2041-7504-8029-4209-1191
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Property type
End-terrace house

Total floor area
78 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/landlords-require-tenant-energy-efficiency-standards-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.](#)

Lot 3 Croft Cottage, Cross Lanes

Energy performance certificate (EPC)

Croft Cottage Radcliff Road Wrexham LL13 0FE	Energy rating D	Valid until 21 May 2032 Certificate number 0321-2105-9140-6003-0353
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Property type
Semi-detached house

Total floor area
62 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/landlords-require-tenant-energy-efficiency-standards-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 4 28 Cambria Avenue

Energy performance certificate (EPC)

28 Cambria Avenue ELLESMERE CH73 8DQ	Energy rating G	Valid until 21 April 2030 Certificate number 7432-3024-1008-9702-0222
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Property type
Semi-detached house

Total floor area
105 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/landlords-require-tenant-energy-efficiency-standards-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 B.
[See how to improve this property's energy performance.](#)

Lot 5 41 The Meads, Weston Rhyn

Energy performance certificate (EPC)

41, The Meads Weston Rhyn CH4 7JL	Energy rating D	Valid until 12 July 2034 Certificate number 8624-7323-1040-9584-6096
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Property type
End-terrace house

Total floor area
77 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/landlords-require-tenant-energy-efficiency-standards-landlord-guidance](#)

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[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 6 8 Crispin Lodge, Summerhill Road

Energy performance certificate (EPC)

Crispin Lodge Mud Road Wrexham LL11 4YF	Energy rating F	Valid until 6 May 2032 Certificate number 1422-9102-4002-0605-0066
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Property type
Detached house

Total floor area
161 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/landlords-require-tenant-energy-efficiency-standards-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 F. It has the potential to be B.
[See how to improve this property's energy performance.](#)

Lot 7 18 Gwyddelwern Chapel

Energy performance certificate (EPC)

Wylley Chapel House Gwyddelwern CORWEN LL17 9JF	Energy rating G	Valid until 30 April 2032 Certificate number 0142-0266-1602-1696-3514
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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/landlords-require-tenant-energy-efficiency-standards-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 8 5 Ffordd Madoc, Wrexham

Energy performance certificate (EPC)

5 Ffordd Madoc WREXHAM LL12 7PQ	Energy rating E	Valid until 3 May 2032 Certificate number 0658-1210-0102-3780-0904
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Property type
Semi-detached bungalow

Total floor area
76 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/landlords-require-tenant-energy-efficiency-standards-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.](#)

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).

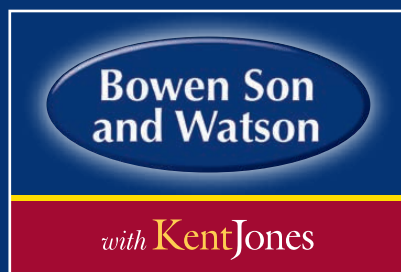
You must before leaving the auction:

- 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.

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Knowledge | Expertise | Integrity



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