



BOWEN
PROPERTY SINCE 1862



12 Lots for Sale by Auction

Summer Sale 22nd June 2023

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

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



Jonathan Bevan

B.SC(Hons)

Partner

35 Bailey Street,
Oswestry, SY11 1PX

01691 652367



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



Ed Mason BA(Hons)

Valuer

34 Castle Street, **Llangollen**,
LL20 8RT

01978 860346

Looking for property?

To keep up to date with new properties coming onto the market register your details by calling any of our offices. We will keep you informed of latest developments.

12 Lots For Sale By Auction

BOWEN
SINCE 1862

22 June
2023

Auction to commence at 2pm

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

Remaining 2023 auction dates Thursday 21st September (closing date for entries will be Friday 11th August) and Thursday 7th December

Order Of Sale

LOT 1	Hafod, Pentre, Chirk, Wrexham, LL14 5AW	Guide Price* £125,000
LOT 2	Land off Quarry Road, Glyn Ceiriog, Llangollen, LL20 7DA	Guide Price* £20,000–£30,000
LOT 3	Gwyddelwern Methodist, Church and Wesley Chapel House, Gwyddelwern, Corwen, Denbighshire, LL21 9DF	Guide Price* EXCESS £90,000
LOT 4	40–46 High Street, with lock ups to rear, Coedpoeth, Wrexham LL11 3SB	Guide Price* £160,000
LOT 5	7 Beech Drive, Ellesmere SY12 0BX	Guide Price* EXCESS £120,000
LOT 6	7 Charlotte Row, Ellesmere, SY12 0AX	Guide Price* EXCESS £80,000
LOT 7	29 Roden Grove, Wem, Shrewsbury, SY4 5HJ	Guide Price* £125,000
LOT 8	1 New Road, Gobowen, Oswestry, Shropshire, SY11 3JH	Guide Price* £80,000–100,000
LOT 9	2.43 acres (0.98 ha) of land off Croeswylan Lane, Oswestry, Shropshire, SY10 9PT	Guide Price* £35,000–£50,000
LOT 10	Bedwell Cottage, Cross Lanes, Wrexham, LL13 0TS	Guide Price* EXCESS £150,000
LOT 11	Pant Glas Uchaf, Moelfre, Oswestry, SY10 7QP	Guide Price* EXCESS £300,000
LOT 12	Cartref, Blodwel Bank, Treflach, Oswestry, Shropshire, SY10 9HR	Guide Price* £225,000

* 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.

Buyers Guide*

When looking for that one-off property to make your own, property auctions are the ideal place to find new projects with quick completion. Prior to the auction, contact your local office to request a legal pack for any properties that pique your interest.

On the day of the auction, successful buyers pay a deposit of 10%** . If the property goes unsold, buyers can still make an offer after the auction ends, giving you plenty of opportunities to express your interest and secure a purchase.

Have questions? Whether this is your first auction or you are an experienced bidder, our auctioneer experts will be on hand to answer all your queries and guide you through the process. That way, you can have confidence and take hold of any opportunities that come your way.

Online auctions

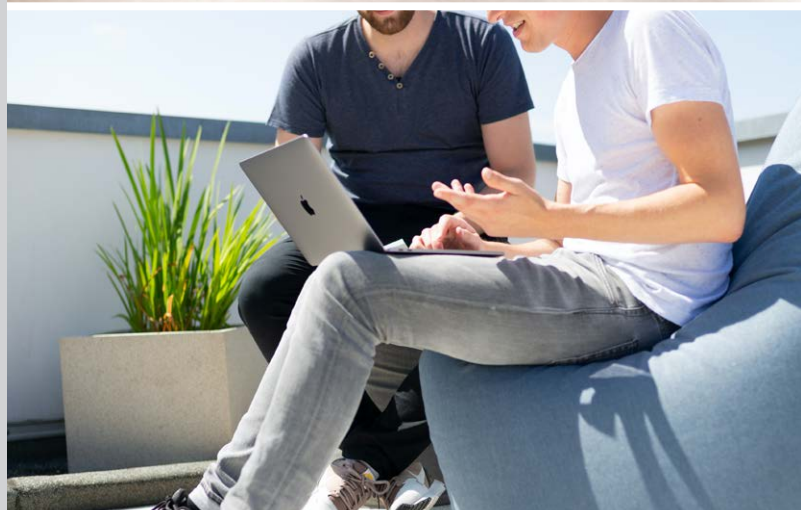
Online auctions are convenient for both buyers and sellers, which is why we have online auctions and also live stream our quarterly auction allowing for online bidding. This gives buyers complete flexibility to participate in all auctions online, regardless of whether you are in your living room, a coffee shop or the local park. We also know that life gets busy, which is why we send out email reminders. One tap from your in-box and you can enter the auction room, so no opportunity will pass you by.

Why sell at Auction?

If you have a unique property filled with potential, selling by auction is a great way of attracting the right type of buyer. We have been selling properties by auction for five generations, with our local expertise, professional marketing and accessible location making us one of Shropshire's leading auction houses. Contact us today to find out if your property would be suitable for auction and how we can help unlock its full market potential.

* For more information on the conduct or the auction please visit page 14

** For full information on fees please check individual lot pages for Buyer Premium and auction information on page 14

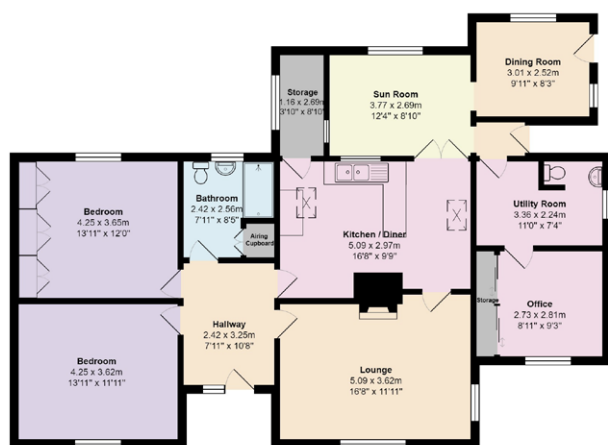


LOT 1: GUIDE PRICE £125,000

Hafod, Pentre, Chirk, Wrexham, LL14 5AW



Hafod, Pentre, Chirk, Wrexham, LL14 5AW



Total Area: 127.1 m² ... 1368 ft²
All measurements are approximate and for display purposes only

General Remarks

The property is set back in a private position within this popular village. The accommodation is warmed by LPG fired central heating and includes double glazing. The gardens are a most notable feature of the property.

Location

Hafod is situated in the small rural hamlet of Pentre near Chirk. Pentre is ideally situated for outdoor pursuits with country walks available while it also includes a renowned Primary School.

Accommodation

Hall: 10' 2" x 7' 11" (3.11m x 2.42m)
Living Room: 16' 8" x 11' 11" (5.09m x 3.62m)
Kitchen/Breakfast Room: 16' 8" x 11' 3" (5.07m x 3.42m)
Sun Room: 12' 6" x 8' 9" (3.80m x 2.67m)
Utility: 11' 0" x 7' 4" (3.36m x 2.24m)
Study: 11' 0" x 9' 3" (3.36m x 2.81m)
Dining Room: 9' 11" x 8' 0" (3.01m x 2.44m)
Bedroom 1: 13' 11" x 11' 11" (4.24m x 3.64m)
Bedroom 2: 11' 11" x 11' 10" (3.64m x 3.61m)
Shower Room: 7' 11" x 8' 5" (2.41m x 2.57m)

Outside

The property includes well stocked gardens to both the front and rear. These include lawns, flowering beds and a host of mature shrubs, plants and trees. A driveway at the front provides off road parking and leads to the car port.

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

Ground Movement—We wish to inform prospective purchasers that ground movement has been identified to the rear of the property with a patio and gardens adjoining the sloping land to the rear highlighted as the areas affected. An in depth survey of this issue which was previously completed for the current owners is available from the selling agent on request.

EPC Rating—Band 'G' (19).

Solicitors—Mr Michael Keeling of Nexa Law Limited, Office 1, The Church Offices, Salop Road, Oswestry, Shropshire, SY11 2NR.
michael.keeling@nexa.law/01691 655060.

BOWEN

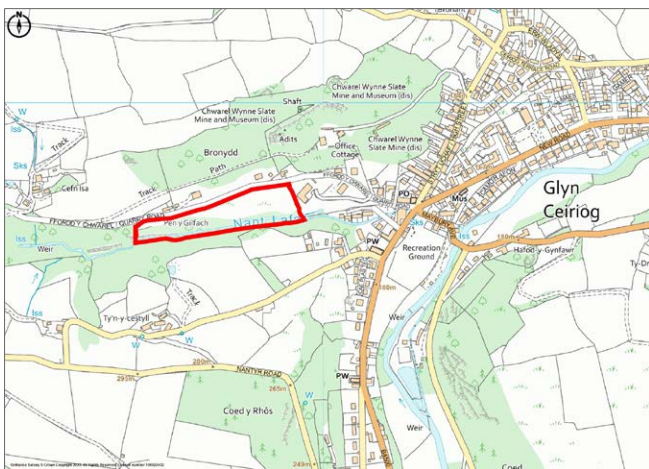
SINCE 1862

Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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

LOT 2: GUIDE PRICE £20,000–£30,000

Land off Quarry Road, Glyn Ceiriog, Llangollen, LL20 7DA



Promap
Ordnance Survey Crown Copyright 2023. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:7000. Paper Size - A4

General Remarks

A rare opportunity to purchase 5.1 acres (2.062 ha) or thereabouts of grassland and Woodlands situated on the fringes of the village of Glyn Ceiriog in the Ceiriog Valley. The land borders the Nant Laffar River and has a timber built field shelter. The land would suit a range of agricultural, equine or amenity uses subject to obtaining any necessary planning consents.

Location

The land is situated on the edge of the picturesque village of Glyn Ceiriog. The village offers a selection of local amenities including Shops, Pharmacy, Post Office and Public Houses. The surrounding Valley is well known for outdoor pursuits whilst the nearby town of Llangollen (5 miles) is also within easy reach.

Land

The land comprises of a mixture of grassland, rough grazing and woodland. The land has direct access off Quarry road and frontage onto the Nant Laffar River. A wooden Field Shelter is located on the western side of the field, it is currently split into two stables.

Buyers Premium

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

Further information

EPC Rating-Band 'C' (69).

Solicitors-Mr David Cartwright of David Cartwright Solicitors -77 Market Street, Rhosllanerchrugog, Wrexham, LL14 2LB - 01978 843762
david@davidcartwrightsolicitor.co.uk

Directions-From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue to the central roundabout before taking the third exit onto quarry road. Continue along this lane where the parcel of land will be found on the left identified by the agents for sale board.

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

BOWEN

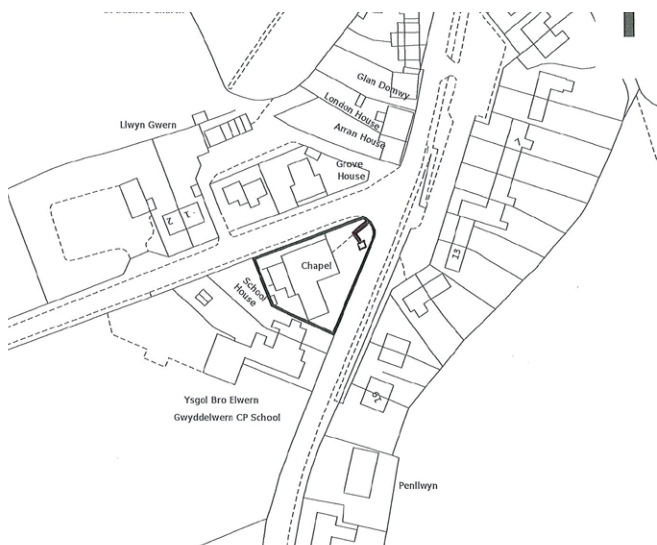
SINCE 1862

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

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

LOT 3: GUIDE PRICE EXCESS £90,000

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



General Remarks

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)

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.

Buyers Premium

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

Further information

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.

EPC Rating-1/G.

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

BOWEN

SINCE 1862

Wrexham Office: 1 King Street Wrexham LL11 1HF

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

LOT 4: GUIDE PRICE £160,000

40–46 High Street, with lock ups to rear, Coedpoeth, Wrexham LL11 3SB



General Remarks

This is an opportunity to acquire a redevelopment site of approximately 0.19 acre centrally located in this popular village on the A525 three miles from Wrexham. The property has a number of lock-up shops, commercial and residential units see detail below.

Accommodation

46 High Street: A bay fronted two reception room / two bedroom inter-terraced dwelling-house currently subject to a Local Authority Prohibition Order effective from 29/2/22 preventing the property being let. The property is registered under Title Number CYM215309.

46A High Street: An inter-terraced two bedroom stone and slate gas centrally heated dwelling currently let on a periodic tenancy at a rental of £550 pcm. The tenants have been served with a Section 21 Notice. No current EPC.

40, 42 & 44 High Street: A terrace of three single storey lock-up shops. The current (1/4/2023) Valuation Office Agency list provides the following information:- No. 40. Total Floor Area 24.57 sq.m. Rateable Value £1825 No. 42. Total Floor Area 12.74 sq.m. Rateable Value £1720 No. 44. Total Floor Area 11.25 sq.m. Rateable Value £1500

46B & 46C High Street: A block of two self-contained two storey flats accessed from the yard to the rear of No. 46.

46B comprising the ground floor unit currently subject to a Local Authority Prohibition Order effective 6/3/2023 preventing residential occupation. **46A** comprises the first floor unit above in a similar dilapidated condition. We can find no record of Either Planning Consent or Building Control Approval for the construction of this property.

Units A & B to Rear of 46 High Street: Two vacant lock-up units off the yard to the rear of No. 46 with floor areas of 20 sq.m. and 27 sq.m. respectively.

Outside

Direct pavement frontage. Access via an arched entrance to a rear yard off which there is access to further storage facilities including above the arched entrance.

Buyers Premium

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

Further information

Solicitors—Mr Hugh Lloyd, Cyril Jones Solicitors, 29–30 Grosvenor Road, Wrexham LL11 1BU 01978 367830
hugh.lloyd@cyril-jones.co.uk

BOWEN

SINCE 1862

Wrexham Office: 1 King Street Wrexham LL11 1HF

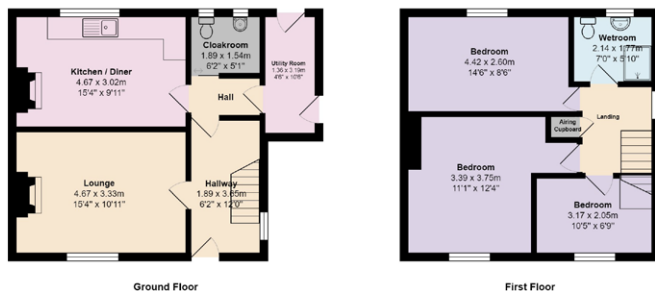
01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

LOT 5: GUIDE PRICE EXCESS £120,000

7 Beech Drive, Ellesmere SY12 0BX



7, Beech Drive, Ellesmere, SY12 0BU



Total Area: 92.3 m² ... 994 ft²

All measurements are approximate and for display purposes only

General Remarks

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

Location

The market town of Ellesmere has a great range of shops, amenities and leisure facilities along with excellent schools. The town has the Shropshire Union Canal on its doorstep along with the picturesque Meres both centrally located and on the borders of the town. The larger towns of Oswestry, Wrexham and Shrewsbury are within easy commuting distance and the nearby village of Gobowen provides a main line train station with connections locally as well as links to Chester and Birmingham and beyond.

Accommodation

Entrance Hall: 12' 0" x 6' 2" (3.65m x 1.89m)

Lounge: 15' 4" x 10' 11" (4.67m x 3.33m)

Inner Hallway

Cloakroom: 6' 2" x 5' 1" (1.89m x 1.54m)

Kitchen/Diner: 15' 4" x 9' 11" (4.67m x 3.02m)

Utility room: 10' 6" x 4' 6" (3.19m x 1.36m)

Wet Room: 7' 0" x 5' 10" (2.14m x 1.77m)

Bedroom 1: 11' 1" x 12' 4" (3.39m x 3.75m)

Bedroom 2: 14' 6" x 8' 6" (4.42m x 2.60m)

Bedroom 3: 10' 5" x 6' 9" (3.17m x 2.05m)

Outside

The property is approached through double wrought iron gates onto a tarmac drive with a small lawn area and flowering border. A timber side gate provides access to the enclosed rear garden. The garden to the rear is enclosed by mature hedges and mainly laid to lawn with a patio area. Timber garden 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 'C' (69).

Solicitors-Mr Robert Mann of Robert Mann Solicitors, 16 Salop Road, Oswestry SY11 2NU. Tel: 01691 671926. robert@mannl.co.uk

BOWEN

SINCE 1862

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 £80,000

7 Charlotte Row, Ellesmere, SY12 0AX



General Remarks

This period town property is conveniently located close the town centre and local amenities. Offering potential for further improvement and modernisation. Occupying a mid-terrace location with good size garden to the front and an enclosed rear yard with brick outbuildings to the rear.

Location

The market town of Ellesmere has a great range of shops, amenities and leisure facilities along with excellent schools. The town has the Shropshire Union Canal on its doorstep along with the picturesque Meres both centrally located and on the borders of the town. The larger towns of Oswestry, Wrexham and Shrewsbury are within easy commuting distance and the nearby village of Gobowen provides a main line train station with connections locally as well as links to Chester and Birmingham and beyond.

Accommodation

Living Room: 14' 0" x 11' 11" (4.27m x 3.64m)

Dining Room: 11' 1" x 6' 2" (3.39m x 1.87m)

Kitchen: 14' 0" x 8' 6" (4.27m x 2.58m)

Bedroom 1: 14' 0" x 11' 11" (4.27m x 3.64m)

Bedroom 2: 10' 7" x 6' 2" (3.23m x 1.87m)

Outside

A good size garden lies to the front of the property with an enclosed rear yard with brick outbuildings and a separate w.c. Outside lighting.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3000 inc. VAT. For further details on fees payable please consult the legal pack.

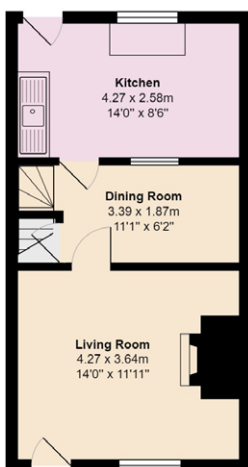
Further information

Directions: From the agents office in The Square proceed through the town centre to the roundabout. The property is immediately across on the left identified by the agents for sale board. Access to the rear take first left off the roundabout and next right onto Brownlow Road and then immediately right for access to the rear.

Council Tax Band-The property is valued in Band "A"..

EPC Rating-16/G.

Solicitors-Mr Jonathan Manning, Hibberts LLP
Solicitors, 144 Nantwich Road, Crewe, CW2 6BG
Tel: 01270 215117 Email: jhm@hibberts.com



Ground Floor



First Floor

BOWEN

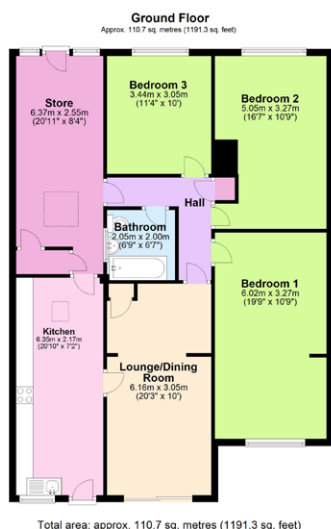
SINCE 1862

Wrexham Office: 1 King Street Wrexham LL11 1HF

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

LOT 7: GUIDE PRICE £125,000

29 Roden Grove, Wem, Shrewsbury, SY4 5HJ



General Remarks

3 bedroom detached bungalow. The property offers great potential for modernisation in line with prospective purchasers requirements.

Location

The property occupies an enviable position close to the heart of the popular North Shropshire market town of Wem. The town boasts excellent facilities including supermarket, post office, town hall, Church and doctors along with a railway station with links to Crewe and London and great road links to Birmingham and Manchester

Accommodation

Store (Former Carport): 20' 11" x 8' 4" (6.37m x 2.55m)

Kitchen: 20' 10" x 7' 8" (6.35m x 2.34m)

Lounge: 13' 4" x 10' (4.07m x 3.05m)

Dining Area: 10' x 6' 10" (3.05m x 2.09m)

Bedroom 1: 19' 9" x 10' 9" (6.02m x 3.27m)

Bedroom 2: 16' 7" x 10' 9" (5.05m x 3.27m)

Bedroom 3: 11' 4" x 10' 0" (3.44m x 3.05m)

Bathroom: 6' 9" x 6' 7" (2.05m x 2.00m)

Outside

The bungalow enjoys a good sized plot and is approached over a concrete slab drive providing parking. The garden to the front is mainly laid to lawn with borders housing mature shrubs and trees. A gravel area to the side provides access to the rear. Enclosed rear garden with lawned area with borders housing mature shrubs and rockery area. There is also a patio and gravel area providing good entertainment space, timber storage shed.

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

Agent Note: We are informed that items of furniture, white goods appliances and garden tools listed in the legal pack will not be removed and will be sold with the property.

EPC Rating-65|D.

Solicitors-Ms Kaylee Evans of Lanyon Bowdler Solicitors, 39-41 Church Street, Oswestry, SY11 2SZ

BOWEN

SINCE 1862

Ellesmere Office: The Square Ellesmere Shropshire SY12 0EP

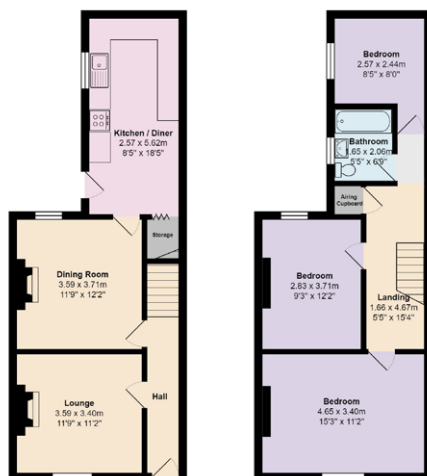
01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

LOT 8: GUIDE PRICE £80,000–100,000

1 New Road, Gobowen, Oswestry, Shropshire, SY11 3JH



1, New Road, Gobowen, SY11 3JH



General Remarks

A spacious three bedroom semi detached property situated in a central yet quiet location within the village of Gobowen. The property requires a full scheme of renovation and offers great potential both internally and externally. The large gardens to the rear are a most notable feature while internally the rooms sizes are generous. There is also potential for off road parking provision at the front and rear.

Location

The property is situated centrally within the popular village of Gobowen. The village has an excellent range of amenities including shops, post office, public houses, churches and primary school. Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The village has a main line railway station which is a short walk from the property and provides services to Shrewsbury and Chester.

Accommodation

Hall

Sitting Room: 11' 9" x 11' 3" (3.59m x 3.42m)

Living Room: 12' 2" x 12' 1" (3.71m x 3.68m)

Kitchen/Diner: 18' 5" x 8' 5" (5.62m x 2.57m)

Bedroom 1: 15' 2" x 11' 2" (4.63m x 3.41m)

Bedroom 2: 12' 3" x 9' 4" (3.74m x 2.84m)

Bedroom 3: 8' 3" x 8' 1" (2.52m x 2.47m)

Bathroom: 6' 9" x 5' 5" (2.06m x 1.65m)

Outside

The property includes an enclosed garden area to the front with pedestrian access to the side leading onto the rear gardens. The rear gardens are good sized and also include gated access onto a shared access roadway leading to the B5009.

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 'F' (25).

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

michael.keeling@nexa.law/01691 655060.

BOWEN

SINCE 1862

Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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

LOT 9: GUIDE PRICE £35,000–£50,000

2.43 acres (0.98 ha) of land off Croeswylan Lane, Oswestry, Shropshire, SY10 9PT



General Remarks

A rare opportunity to acquire 2.43 acres (0.98ha) or thereabouts of land situated on the fringes of Oswestry suitable for equine or amenity uses. The land has been left to rewild in recent years and includes self set trees, shrubs, grassland and 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 2.43 acres (0.98 ha) of agricultural land 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.

Boundaries

The land includes mature hedges which border Croeswylan Lane and the footpath beyond the southern boundary. Timber fencing borders the adjoining residential properties however additional stock fencing would be required in places if stock were to graze the land.

Buyers Premium

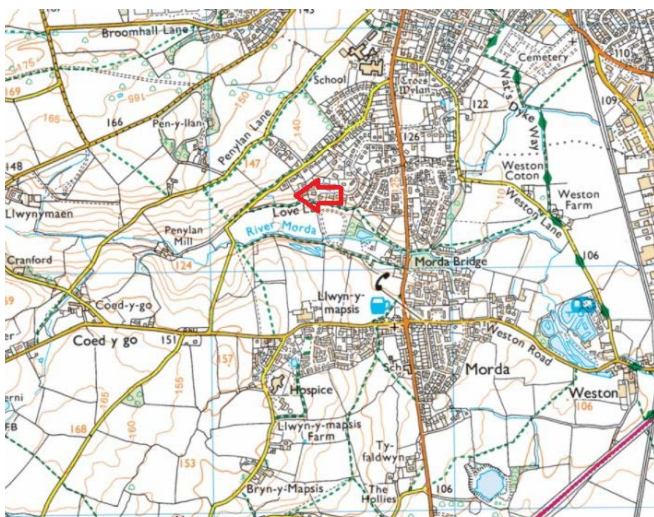
Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 including VAT. For further details on fees payable please consult the legal pack.

Further information

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

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 and the gateway to the land will be seen on the left hand side.

Solicitors—Mr Michael Keeling of Nexa Law Limited, Office 1, The Church Offices, Salop Road, Oswestry, Shropshire, SY11 2NR. michael.keeling@nexa.law/01691 655060.



2.43 ACRES (0.98 HA) OF LAND OFF CROESWYLAN LANE, OSWESTRY.
NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

BOWEN

SINCE 1862

Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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

LOT 10: GUIDE PRICE EXCESS £150,000

Bedwell Cottage, Cross Lanes, Wrexham, LL13 0TS



General Remarks

A rural detached three-bedroom property requiring a full scheme of refurbishment. It offers great potential for improvement in line with prospective purchaser's requirements.

Location

The property lies in the popular hamlet of Cross Lanes set amidst rolling countryside just off the A525 approximately four miles south of Wrexham on the Whitchurch (7 miles) Road. It has a Convenience Store with more wide-ranging amenities available in the neighbouring villages of Bangor on Dee and Marchwiel, each approximately two miles distant. The start of the Industrial Estate is about a mile away. The property lies in the catchment of the highly regarded Penley Secondary School which has its own Sixth Form and Sports Centre.

Accommodation

Entrance Porch: 4' 7" x 3' 10" (1.40m x 1.18m)

Living Room: 13' 0" x 12' 6" (3.97m x 3.81m)

Kitchen/Diner: 22' 7" x 8' 11" (6.89m x 2.72m)

Sitting Room: 12' 6" x 7' 7" (3.82m x 2.30m)

Bedroom 1: 9' 7" x 9' 2" (2.91m x 2.80m)

Bedroom 2: 12' 7" x 11' 2" (3.84m x 3.40m)

Bedroom 3: 13' 11" x 9' 1" (4.24m x 2.76m)

Bathroom: 9' 1" x 8' 4" (2.76m x 2.54m)

Outside

The property occupies a good size plot being mainly laid to grass with brick outbuilding.

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 (tbc).

Solicitors—Mr Stewart Smith of Lanyon Bowdler Solicitors, 39/41 Church Street, Oswestry, Shropshire, SY11 2SZ. Tel: 01691 652241

Email: stewart.smith@lblaw.co.uk.

Directions—What3Words: [///harmless.froth.dabbling](https://www.what3words.com/#!/harmless.froth.dabbling)



BOWEN

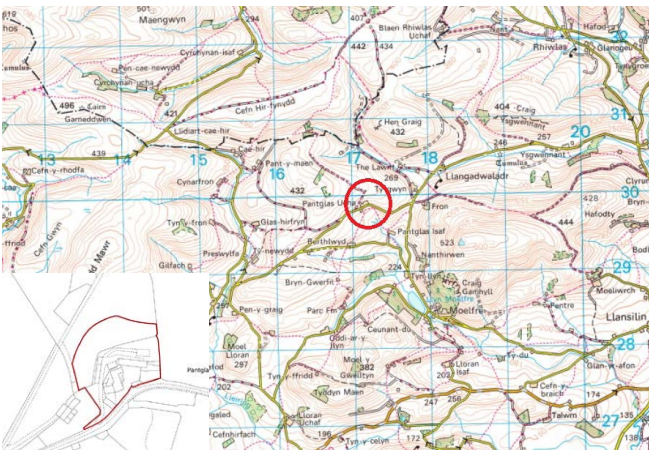
SINCE 1862

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

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

LOT 11: GUIDE PRICE EXCESS £300,000

Pant Glas Uchaf, Moelfre, Oswestry, SY10 7QP



Directions-<https://what3words.com/liquids.chess.switched>.

BOWEN

SINCE 1862

Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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

General Remarks

A detached stone farmhouse and associated range of traditional outbuildings set in circa 1.53 acres (0.62 ha), located in a spectacular rural location overlooking Llyn Moelfre and the surrounding countryside. A scheme of refurbishment has been commenced on the farmhouse, including a replacement roof, partial replacement flooring and first floor timbers. The sale of this property provides a rare opportunity for purchasers to complete a scheme of renovation in line with their tastes and requirements. The property also includes a stone range of outbuildings, detached dutch barn and circa 1.53 acres (0.62 ha) of surrounding land.

Location

The property is situated on the outskirts of the hamlet of Moelfre. The picturesque countryside is complemented by the Moelfre Hill and Llyn Moelfre. A selection of amenities can be found in the nearby village of Llansilin (3.5 miles) whilst a full range of shops and services can be found in the Market Town of Oswestry (8 miles).

Accommodation

Farmhouse Ground Floor

Reception Room One: 22' 8" x 13' 5" (6.92m x 4.10m)

Reception Room Two: 18' 3" x 8' 8" (5.55m x 2.65m)

Reception Room Three: 16' 6" x 17' 8" (5.03m x 5.39m)

Reception Room Four: 23' 11" x 18' 4" (7.28m x 5.60m)

Traditional Stone Barn: 73' 5" x 16' 2" (22.38m x 4.94m)

Room 1: 27' 3" x 16' 2" (8.31m x 4.93m)

Room 2: 16' 1" x 16' 2" (4.90m x 4.92m)

Room 3: 28' 10" x 16' 2" (8.78m x 4.93m)

Dutch Barn: 44' 0" x 21' 0" (13.42m x 6.39m)

Utility Room: 13' 7" x 9' 10" (4.14m x 3.00m)

The property also includes an additional dilapidated stone outbuilding and is set in grounds extending to circa 1.53 acres (0.62 ha). The land slopes upwards to the rear and offers stunning views towards Llyn Moelfre. To the front of the property there is a hardstanding yard providing ample parking provision bordered by grassed areas and stone walls/fencing.

Further information

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

EPC Rating-Band 'G' (1).

Solicitor-Robert Mann Solicitors: 16 Salop Road, Oswestry, Shropshire. SY11 2NU. Tel: 01691 671926.

LOT 12: GUIDE PRICE £225,000

Cartref, Blodwel Bank, Treflach, Oswestry, Shropshire, SY10 9HR



General Remarks

Bowen are delighted to offer this detached three bedroom country cottage situated in an elevated location near the sought after village of Treflach with stunning views of the surrounding countryside.

Set in just under 1/4 of an acre, Cartref offers huge potential for improvement and extension, subject to obtaining the necessary consents. With far reaching views from the south westerly facing plot, the sale of Cartref provides a rare opportunity to acquire a property which combines accessibility with all benefits of country living..

Location

The property is situated in a quiet rural location a short distance from the village of Treflach. The village itself has a public house whilst the nearby village of Trefonen also benefits from a shop/post office, village hall, public house and an excellent primary school.

Accommodation

Living Room: 14' 10" x 10' 8" (4.51m x 3.24m)

Kitchen: 12' 8" x 9' 5" (3.86m x 2.86m)

Utility: 13' 0" x 6' 0" (3.97m x 1.82m)

Dining Room: 13' 6" x 8' 11" (4.12m x 2.73m)

Bedroom 1: 10' 7" x 10' 4" (3.22m x 3.15m)

Bedroom 2: 12' 6" x 10' 11" (3.81m x 3.34m) max

Bedroom 3: 10' 7" x 10' 10" (3.22m x 3.30m)

Bathroom: 10' 4" x 7' 10" (3.14m x 2.38m)

Outside

The property is approached over a sloping driveway which borders useful outbuildings and the surrounding gardens. The gardens include a raised area to the side of the property and additional grassed terrace to the other side of a mature hedge.

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.

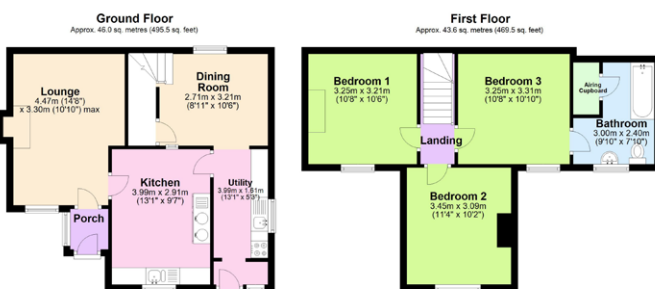
Further information

EPC Rating-Band 'G' (7).

Solicitors- Mrs Mary Croft of Crampton Pym & Lewis, The Poplars, 47 Willow Street, Oswestry, Shropshire, SY11 1PR. mary.croft@crampton-pym-lewis.co.uk 01691 653301.

Directions- What three words location:

<https://what3words.com/closed.cemented.booklet>



BOWEN

SINCE 1862

Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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



BOWEN

PROPERTY SINCE 1862

Dedicated to protecting you and your property.

Our lettings team will make sure you stay compliant while finding you an ideal tenant. We have both fully managed and let only packages that give you the freedom to choose how hands-on you want to be.

visit: [bowen.uk.com/lettings](https://www.bowen.uk.com/lettings)

KNOWLEDGE | EXPERTISE | INTEGRITY

BOWEN

SINCE 1862

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 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.

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.



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 rural landscape at sunset. The scene shows rolling hills and fields in various shades of green and brown, with some areas appearing to be covered in low vegetation or trees. The sky is a mix of soft orange, yellow, and light blue, with a few wispy clouds. The overall mood is peaceful and scenic.

A property business
steeped in heritage
with a forward
thinking outlook.

bowen.uk.com

BOWEN

PROPERTY SINCE 1862

Oswestry

01691 652367

Wrexham

01978 340000

Ellesmere

01691 622534

Chirk

01691 772443

Llangollen

01978 860346