

Collective Property Auction

At The Lion Quays Hotel and Online Auction 24th March 2022



8 lots for sale by Auction

24
March
2022

Auction to be held at 2pm

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

2022 Collective Property Auction Dates

Thursday 30th June (closing date for entries will be Friday 20th May), Thursday 29th September and Thursday 8th December.



Auction Departments

Auctioneers:

Eddie Bowen MRICS FAAV

Ellesmere Office Tel: (01691) 622534

James Sumner MRICS

Wrexham Office Tel: 01978 340000

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**, 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 original 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

**Bowen Son
and Watson**

with **Kent Jones**

Order of Sale

- Lot 1: Bethania Chapel, Church Street, Rhos, Wrexham, LL14 2BP
➔ **Guide Price* £50,000**
- Lot 2: Greenacres, Middleton Road Oswestry, Shropshire, SY11 4LU
➔ **Guide Price* Excess £250,000**
- Lot 3: Freehold Ground Interest at Aldergrove Place, Coedpoeth, Wrexham, LL11 3NZ
➔ **Guide Price* Excess £25,000**
- Lot 4: 41 Scotland Street, Ellesmere, Shropshire, SY12 0DG
➔ **Guide Price* Excess £60,000**
- Lot 5: 7 Willow Crescent, Ellesmere, Shropshire, SY12 0AJ
➔ **Guide Price* Excess £210,000**
- Lot 6: 60 Victoria Road, Wrexham, LL13 7SG
➔ **Guide Price* Excess £80,000**
- Lot 7: Bethel Chapel, Gronant Hill, Gronant, Prestatyn, Denbighshire, LL19 9SR
➔ **Guide Price* £80,000**
- Lot 8: Plas y Nant, Lambpit Street, Penycae, Wrexham, LL14 2RB
➔ **Guide Price* £200,000**

Jonathan Bevan B.Sc(Hons)

Oswestry Office Tel: 01691 652367

Andy Brown B.Sc(Hons)

Llangollen Office Tel: 01978 860346

Chirk Office Tel: 01691 772443

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.

LOT 1 **Guide Price**
➔ **£50,000**

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



General Remarks

A plaque on the front elevation dates this substantial Baptist Chapel to 1902. Traditionally constructed of Ruabon Red brick beneath a slated roof, it has accommodation extending to approximately 1925 sq.ft. (179 sq.m.) comprising an entrance vestibule; main chapel room with a ceiling height of 17'10" (5.43m) and valuable fixed pine pews and pulpit; rear lobby; cloakroom and Sunday school room. It is gas centrally heated from a modern combi boiler. Outside it occupies a level plot of approx 0.18 acre (725 sq.m.) with attached store shed, boiler room and existing vehicular access from the Cemetery Road elevation. 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 including a Health Centre and The "STIWT" Theatre. The village is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 town by pass by the Travel Lodge/Starbucks at Croesfoel, from where there is dual carriageway to Chester (16 miles) and the north west motorway network.

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)
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)
Side Porch with external door.		

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.

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

Solicitor

Hugh Lloyd, Cyril Jones & Company, 19 Grosvenor Road, Wrexham LL11 1DE hugh.lloyd@cyril-jones.co.uk
01978 367830



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

LOT 2 Guide Price ➔ Excess £250,000

Greenacres, Middleton Road,
Oswestry, Shropshire
SY11 4LU

General Remarks

An excellent opportunity to purchase a spacious 3 bedroom detached property situated on the edge of the popular market town of Oswestry. The property is in need of a scheme of modernisation but has the potential to create an excellent family home, set in a generous plot with views towards the Breidden Hills at the rear.

Location

The property is situated on the edge of the busy market town of Oswestry and adjacent to the A5/A483 trunk road. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester.

Accommodation

Entrance Hall	6' 6" x 4' 5"	(1.99m x 1.34m)
Main Hall		
Lounge	12' 11" x 10' 10"	(3.93m x 3.31m)
Dining Room	13' 5" x 10' 11"	(4.09m x 3.32m)
Kitchen	9' 9" x 8' 4"	(2.98m x 2.54m)
(plus Pantry)		
Rear Hall and Coal House		
Utility Room	8' 11" x 6' 0"	(2.73m x 1.82m)
Cloak Room		
Bedroom 1	13' 5" x 10' 11"	(4.09m x 3.32m)
Bedroom 2	12' 11" x 10' 10"	(3.94m x 3.31m)
Bedroom 3	9' 9" x 7' 11"	(2.98m x 2.41m)
Bathroom	9' 11" x 6' 4"	(3.02m x 1.93m)

Gardens

The property stands in a good sized plot with mature gardens to the front and rear and a former vegetable plot to the side. The property is approached over a tarmac driveway providing ample off road parking and access to the Garage and Car Port.

Directions

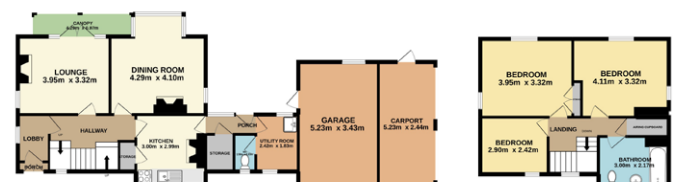
From the A5/A483 turn onto the B4580 Whittington Road and head towards the town centre. Take the first left before Furrows Garage and the first left at the next roundabout onto Cabin Lane. Continue for 1/4 mile before turning left onto Aston Way. Proceed until the T-junction before turning left and then left again onto Middleton Road, where the property will be found shortly after on the right as identified by the agents for sale board.

Agents Note

We wish to inform prospective purchasers that planning has been granted for a new housing development to be built on the surrounding fields.



Floor Plans



Services

We are informed the property is connected to mains electric and drainage. The property is currently not connected to mains water but has it's own borehole. The new owners of the property will have the option to connect to mains water when the adjoining development is completed. For further details please consult the auction legal pack.

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.

EPC Rating 'F'(29)

Solicitor

Kaylee Evans of Lanyon Bowdler, 39-41 Church Street, Oswestry, Shropshire, SY11 2SZ.
kaylee.evans@lblaw.co.uk 01691 652241

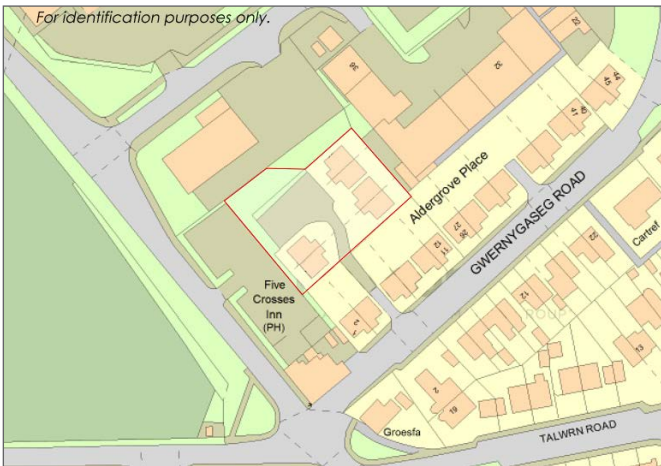


LOT 3 Guide Price ➔ £25,000

Freehold Ground Interest at Aldergrove Place, Coedpoeth, Wrexham, LL11 3NZ



Location Map



Directions

For satellite navigation use the post code LL11 3NZ. Leave Wrexham on the A525 in the direction of Ruthin. On entering Coedpoeth continue up the hill and through the village centre until eventually passing into Minera and turning right onto Gwernygaseg Road (immediately before the former Five Crosses Public House). Turn left between the apartments, which leads to the parking area serving the properties.

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 £2400 inc VAT. For further details on fees payable please consult the legal pack.

Solicitor

Allington Hughes Law, 2 Vicars Lane, Chester, CH1 1QX Attn: Beth Sales beth.sales@allingtonhughes.co.uk 01244 312166



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

The Property

The interest offered for sale comprises a freehold parcel of land upon which there are 12 residential apartments. Each is of cavity brickwork construction beneath concrete tile-clad roofs. The apartments are arranged in three two-storey blocks of four units. All but two of the apartments have a registered interest at Land Registry.

The Leases

The leases all commenced between 1985 and 1987 for fixed terms of 99 years each. Ground rents for each were originally 25 per annum. Rent reviews are every 33 years. At the last review the ground rents were raised to 50 per annum. The next rent reviews are at 66 years from commencement and the rents will rise to 100 per annum for the remainder of the term.

General Information on Lease Extensions

Under the provisions of the Leasehold Reform (Housing and Development Act 1993) apartment holders can (for a fee to the freeholder) elect to extend the duration of their lease agreements.

Banks and Building Societies differ in their lending criteria for apartments that have limited time remaining on their long-leasehold interests. Some draw the line on interests where there are 75 years or less remaining on the lease; others are happy with anything over 70 years. Below 60 years however it may be difficult to secure a mortgage on a property at all.

Online calculators (for the purposes of initial consideration only) are available to give parties involved an indication of fees payable by the long-leaseholder to a freeholder for granting an extension to the term of lease. The online calculators are currently showing an initial indication of lease extension payment for each apartment in the region of £9,000–£10,000. A schedule of the long-leasehold interests is available upon request.

Situation

The property comprises a broadly level plot on the fringe of the village of Minera, which is situated approximately 4.5 miles to the west of Wrexham. Upon the interest there are the apartments and a car parking facility for the residents. The parcel is approached via a tarmac road vehicular right of way.

Outgoings

The freeholders are understood to be responsible for the insurances of the property.

LOT 4 Guide Price ➔ Excess £60,000

41 Scotland Street, Ellesmere,
Shropshire, SY12 0DG

General Remarks

A two bedroom mid-terraced property offering great potential for improvement and modernisation to a purchasers desire.

Location

The property is very well located close to the town centre of Ellesmere and its local amenities and recreational facilities together with excellent primary and secondary schools including the noted Ellesmere College. The Meres and Shropshire Union Canal offer many delightful walks and leisure pastimes within a short distance from the property.

The larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester are all close at hand, while the motorway network beyond is easily accessible. Rail services are also available at nearby Gobowen providing direct links to Birmingham and Manchester as well as the other commercial centres.

Accommodation

Living Room	13' 1" x 9' 3"	(3.99m x 2.81m)
Kitchen	15' 6" x 9' 3"	(4.72m x 2.81m)
Conservatory	7' 9" x 3' 11"	(2.35m x 1.19m)

With steps down to small yard.

Stairs to First Floor and Landing Area

Bedroom 1	13' 1" x 9' 3"	(3.99m x 2.81m)
Bedroom 2	7' 9" x 4' 6"	(2.36m x 1.38m)
Bathroom	10' 3" x 4' 8"	(3.12m x 1.42m)

Outside

Small yard to rear of the property with pedestrian access back onto Scotland Street.

Directions

From the town centre proceed along Scotland Street where no:41 can be identified on the left hand-side by the agents for sale board.

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 £3000 inc VAT. For further details on fees payable please consult the legal pack.

Council Tax Band 'A' & EPC Rating 'E'(43)

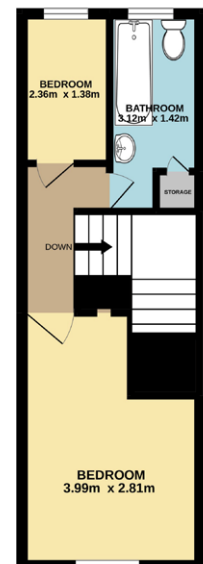
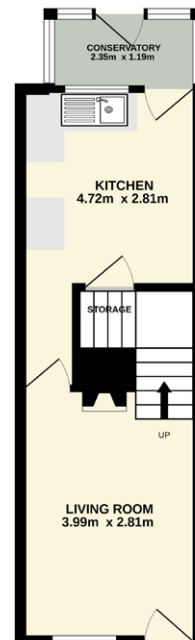
Solicitor

Gough-Thomas & Scott Solicitors, 31 Salop Road,
Oswestry, SY11 2NR.

Tel: 01691 655600, oswestry@gtssolicitors.co.uk



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 £210,000

7 Willow Crescent,
Ellesmere, Shropshire,
SY12 0AJ



Floor Plans



Location Map



General Remarks

This three bedroom semi detached house is situated in a central yet quiet cul de sac location within the market town of Ellesmere. The property requires a full scheme of modernisation and offers huge potential for improvement in line with prospective purchaser's requirements. The property occupies a corner plot position standing in garden and grounds of approximately 0.21 of an acre (0.08ha) or thereabouts with potential for an additional dwelling subject to obtaining the necessary planning consents.

Accommodation

Enclosed Entrance Porch

Entrance Hall

Lounge 11' 11" x 11' 0" (3.64m x 3.36m)

Dining/Sitting Room 13' 11" x 11' 11" (4.25m x 3.64m)

Kitchen 10' 2" x 8' 11" (3.10m x 2.71m)

Utility Room 6' 9" x 3' 9" (2.07m x 1.15m)

Store Area off Rear Porch

Separate W.C. 5' 10" x 4' 7" (1.77m x 1.39m)

Bedroom 1 11' 4" x 11' 4" (3.46m x 3.46m)

Bedroom 2 13' 11" x 11' 4" (4.25m x 3.46m)

Bedroom 3 7' 5" x 7' 2" (2.25m x 2.19m)

Bathroom 7' 11" x 7' 5" (2.42m x 2.25m)

Planning Potential

Potential for an additional dwelling subject to obtaining the necessary planning consents.

Agent's Note

The large timber storage shed is not included in the sale.

Council Tax Band 'C' & EPC Rating 'D'(59)

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.

Directions

From the town centre proceed to the small roundabout on Cross Street and take the first exit left and continue for a short distance along Willow Street. Take the second turning right into Willow Crescent and the property can be identified at the end of the cul de sac on the left hand side.

Solicitors

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



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

LOT 6 Guide Price ➔ Excess £80,000

60 Victoria Road, Wrexham,
LL13 7SG

General Remarks

A traditional red-brick two bedroom mid-terraced property located on the periphery of Wrexham Town Centre. In brief the property comprises an entrance hallway through to a lounge and separate dining room whereby the kitchen is set just off. On the first floor there are two bedrooms together with a three piece shower room. The property is fitted with double glazed windows throughout and an upgraded gas central heating boiler.

Location

The property is situated within an established residential area less than a mile from the town centre. More local amenities include a Convenience Store, Victoria Primary School and walks within Bellevue Park and Erddig National Trust.

Accommodation

Entrance Hallway		
Lounge	11' 1" x 10' 0"	(3.39m x 3.05m)
Dining Room	11' 11" x 10' 2"	(3.64m x 3.10m)
Kitchen	9' 3" x 6' 8"	(2.81m x 2.02m)
On The First Floor:		
Landing		
Bedroom One	13' 5" x 11' 2"	(4.10m x 3.41m)
Bedroom Two	11' 11" x 8' 2"	(3.63m x 2.49m)
Shower Room	9' 7" x 6' 9"	(2.92m x 2.06m)

Outside

Rear Yard with two Outhouses. Gated shared access for the terrace. Small garden beyond.

Council Tax Band 'C' & EPC Rating 'E'(48)

Directions

For satellite navigation use the post code LL13 7SG. From the Agent's Wrexham Offices proceed up Regent Street turning left into Bradley Road. At the roundabout continue ahead and continue to the next set of traffic lights at the junction with Ruthin Road. Proceed straight across and the property will then be seen after about 100 yards on the left.

Buyer's Premium

Please note that the purchasers will be responsible for paying a buyer's premium of £2400 inc VAT. For further details on fees payable please consult the legal pack.

Solicitors

Sian Fisher at Gittins McDonald – 12 Grosvenor Road,
Wrexham LL11 1BU. 01978 366665. rj@gittins-mcdonald.co.uk



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



LOT 7 Guide Price ➔ £80,000

Bethel Chapel, Gronant Hill, Gronant, Prestatyn, Denbighshire, LL19 9SR

General Remarks

The property comprises a detached former Chapel originally constructed in 1869 and subsequently refurbished and re-built in 1925. It comprises a main Chapel Room of approximately 878 sq.ft. (81.56 sq.m.) fitted with the original pine pews and pulpit and having a minimum ceiling height of 14'6" (4.42m). Behind is a Vestry of 225 sq.ft. (20.90 sq.m.). There is an attached outside WC with cellar beneath. Outside there is a walled forecourt with pedestrian access and separate 7'2" wide gate to a lawned area on the left hand side. Small yard to the right. In the Agents opinion the property is suited to a number of purposes including residential conversion (subject to consent).

Location

The property is situated amidst residential surroundings on Gronant Hill approximately 100 yards off the A548 coast road. Prestatyn lies approximately two miles away where all amenities including a Railway Station are available. Gronant Dunes are a designated Nature Reserve and Area of Special Scientific Interest.

Accommodation

Main Chapel Room	32' 10" x 26' 9"	(10.00m x 8.15m)
Vestry	18' 2" x 12' 4"	(5.53m x 3.76m)

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

Directions

For satellite navigation use the post code LL19 9SR. From Flint and Talacre follow the A548 in the direction of Prestatyn. After passing The Bells of St. Mary's Pub, continue for about a mile to a set of traffic lights, just after passing Gronant Car Sales on the right, at which turn left onto Gronant Hill signposted Upper Gronant and Llanasa, when "Bethel" will be observed after about 100 yards on the right.

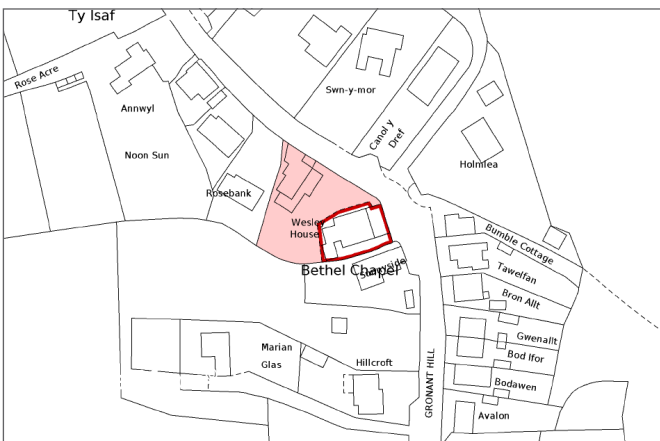
Solicitor

GHP Legal, 21 The Cross, Oswestry, SY11 1PN
Attn: Hywel Jones, hywel.jones@ghplegal.com
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 ➔ £200,000

Plas y Nant, Lambpit Street,
Penycae, Wrexham, LL14 2RB

Description

A most characterful two/three bedroom detached dormer bungalow located on the fringe of the village of Penycae. Retaining many of its original 1920's features, the property in brief comprises a large entrance hallway with doors leading off to the lounge and sun room, kitchen/dining and cloakroom. There is a ground floor double bedroom. On the first floor there are an additional two double bedrooms together with a four piece bathroom suite. Externally there is a detached garage/workshop and wrap-around garden. The whole property extends to approximately 0.14 acres.

Accommodation

Entrance Hallway

Lounge 15' 11" x 13' 11" (4.85m x 4.25m)

Sun Room 13' 7" x 8' 8" (4.15m x 2.63m)

Kitchen / Dining Room 20' 0" x 8' 7" (6.10m x 2.61m)

Coal / Wash House 6' 9" x 6' 6" (2.07m x 1.98m)

Cloakroom 6' 5" x 2' 11" (1.95m x 0.89m)

Ground Floor Bedroom 13' 11" x 13' 11" (4.25m x 4.25m)

On The First Floor:

Landing

Bedroom Two 14' 7" x 14' 0" (4.45m x 4.27m)

Bedroom Three 14' 7" x 14' 0" (4.44m x 4.27m)

Bathroom 8' 10" x 6' 5" (2.70m x 1.96m)

Outside

With wrap-around lawned garden with hedge and stone wall boundaries. Sunken front garden with small pond. Oil tank. Separate gated access to the Detached Garage. Detached Garage with double-opening doors to front. Access to side. Work bench. Lighting. Power. 14' 3" x 17' 9" (4.35m x 5.40m)

Council Tax Band 'C' & EPC Rating 'G'(19)

Directions

Leave Wrexham on the A483 dual carriageway in the direction of Oswestry and leave at the junction for Llangollen. At the roundabout bear right under the flyover bridge and at the next roundabout (by the new Aldi) continue ahead. Take the right-hand turning signposted Penycae and pass through Plas Bennion into Penycae village. Continue through the village centre eventually turning right into Hill Street. Take the next left hand turn into Lambpit Street and the property will then be seen 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 2% plus VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Solicitor

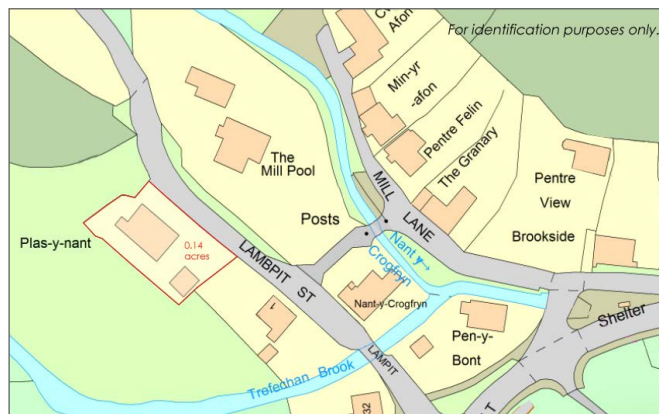
GHP Legal, 26-30, Grosvenor Road, Wrexham, LL11 1BU
Attn: Jade Snow jade.snow@ghplegal.com 01978 291456



Floor Plans



Location Map



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

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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