



BOWEN
PROPERTY SINCE 1862



14 Lots for Sale by Auction

Autumn Sale 21st September 2023

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

Auction Contacts



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01691 772443



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Valuer

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LL20 8RT

01978 860346

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14 Lots For Sale By Auction

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21 Sept
2023

Auction to commence at 2pm

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

Remaining 2023 auction dates Thursday 7th December (closing date for entries will be Friday 27th October)

Order Of Sale

LOT 1	Riverside Land to West of Abbey Road, Llangollen LL20 8SW	Guide Price* £25,000
LOT 2	2.6 acres (1.05 ha) or thereabouts of Land at The Ridge, Ellesmere, SY12 9HS	Guide Price* EXCESS £30,000
LOT 3	Brooklyn, Methodist Hill, Froncysyllte, Llangollen LL20 7SN	Guide Price* £90,000
LOT 4	Minffordd House, Bridge Street, Corwen LL21 0AB	Guide Price* £45,000
LOT 5	Minffordd Shop, Bridge Street, Corwen, LL21 0AB	Guide Price* £70,000
LOT 6	5 Church View, Preston Gubbals, Shrewsbury SY4 3AN	Guide Price* EXCESS £200,000
LOT 7	5 Chapel Lane, Bagley, Ellesmere, SY12 9BS	Guide Price* EXCESS £130,000
LOT 8	Redevelopment Site, 95 Market Street, Rhos, Wrexham LL14 2LB	Guide Price* £50,000
LOT 9	40-46 High Street, with lock ups to rear, Coedpoeth, Wrexham LL11 3SB	Guide Price* £160,000
LOT 10	69 Church Street, Oswestry, Shropshire, SY11 2SZ	Guide Price* EXCESS £150,000
LOT 11	23 Croeswylan Crescent, Oswestry, Shropshire, SY10 9PW	Guide Price* EXCESS £150,000
LOT 12	Rosebank Cottage, Craigllwyn, Oswestry, Shropshire, SY10 9BH	Guide Price* £450,000
LOT 13	Wern Las, Dolywern, Pontfadog, Llangollen LL20 7AG	Guide Price* £150,000
LOT 14	Gwern y Pale, Dolywern, Pontfadog, Llangollen LL20 7AG	Guide Price* £185,000

* 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.

LOT 1: GUIDE PRICE £25,000

Riverside Land to West of Abbey Road, Llangollen LL20 8SW



General Remarks

An exciting and extremely rare opportunity to purchase a portion of riverside bank for recreational purposes along the picturesque Dee just above Llangollen. The portion is approached via a pedestrian access and extends to approximately 3200 square metres – about 0.79 acres.

The property is covered predominantly by self-seeded deciduous trees and there has been a worn pathway almost the whole length of the property, which means there is reasonable access on foot. We have checked the Pathfinder Ordnance Survey map, which does not reveal any public footpath over the portion. The attached plan has been taken from the Land Registry boundary plan.

Location

The property is situated to the west of Abbey Road, Llangollen with a pedestrian access-point opposite the conversion of properties that were formerly The Jenny Jones Public House.

Directions

From the Agents Llangollen Offices proceed down Castle Street over the Dee Bridge to the junction with Abbey Road, at which turn left. After the slight right-hand bend (by the former Jenny Jones Public House) take the next turning right into the Llangollen International Eisteddfod Car Park and park. Re-trace your way back towards The Jenny Jones Public House, along the footpath, after which turn right down the footpath, which leads beneath the railway bridge. After passing under the railway bridge turn right and the pathway will access 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 £3,600 inclusive of VAT. For further details on fees payable please consult the legal pack.

Further information

Solicitors–Steffan Ingham of Gittins McDonald, 12 Grosvenor Road, Wrexham, LL11 1BU. 01978 366665



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LOT 2: GUIDE PRICE EXCESS £30,000

2.6 acres (1.05 ha) or thereabouts of Land at The Ridge, Ellesmere, SY12 9HS



General Remarks

A rare opportunity to purchase a parcel of agricultural land extending to 2.6 acres (1.05 ha) or thereabouts situated off the A495 near Ellesmere. The land has road frontage, is currently laid to grass and could be used for a host of agricultural, equine or other recreational uses.

Location

The land is located approximately 3 miles southwest of the market town of Ellesmere situated in the hamlet known as The Ridge. The A495 is within easy commuting distance.

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.

Directions

From Ellesmere take the A495 signposted Whittington/Oswestry, continue through Welsh Frankton passing the church on the right hand side, on leaving Welsh Frankton take the next turning right at the junction. Proceed down this lane keeping to the right. After approximately 1 mile the land can be identified on the left hand side by the agent for sale board.

What3words: ///quicksand.tint.moment

Further information

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

Easements, Wayleaves & Rights of Way—The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.

Boundaries—The buyer will be responsible to erect a stockproof fence between points 'A' to 'B' on the sale plan within three months of completion of the sale.

Plans—All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated. Dimensions and sites areas have been calculated using Promap.

Tenure—We understand that the land is Freehold subject to Vacant Possession upon completion.

Solicitors—Tania McGee of Lanyon Bowdler Solicitors, 39-41 Church Street, Oswestry, Shropshire, SY11 2SZ. Tel: 01691 652241 email: tania.Mcgee@lblaw.co.uk

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LOT 3: GUIDE PRICE £90,000

Brooklyn, Methodist Hill, Froncysyllte, Llangollen LL20 7SN



General Remarks

Arranged over three floors, this detached house currently has two bedrooms but due to the flexible nature of the internal layout, some rooms could be converted into additional bedrooms. With far reaching views from some of the rooms on the higher levels, the property offers tremendous potential to be modernised by the new owners to their own personal tastes.

Location

The property is located within the village of Froncysyllte in the Vale of Llangollen. The well-known Llangollen Canal and Thomas Telford's famous aqueduct, which has a World Heritage status, nearby. The popular towns of Chirk and Llangollen are also close at hand and offer a wide range of facilities and amenities.

Accommodation

GROUND FLOOR:

Living Room 13' 0" x 9' 10" (3.95m x 3.00m)

Kitchen 13' 0" x 9' 3" (3.96m x 2.81m)

LOWER GROUND FLOOR:

Sitting Room 11' 5" x 10' 8" (3.47m x 3.26m)

Lounge 10' 11" x 10' 4" (3.32m x 3.16m)

Shower Room 11' 5" x 6' 11" (3.48m x 2.11m)

TOP FLOOR:

Bedroom 1 13' 0" x 9' 3" (3.96m x 2.82m)

En-Suite Shower Room

Bedroom 2 10' 2" x 8' 4" (3.11m x 2.53m)

Bathroom 8' 4" x 4' 3" (2.55m x 1.29m)

Outside

Externally there is a driveway to the front of the property providing Off-Road Parking.

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

Further information

EPC Rating-Band 'F' (23).

Council Tax Band-C.

Solicitors-Gareth Kelly of Gittins McDonald, 12 Grosvenor Road, Wrexham, LL11 1BU. Tel: 01978 366665. CT@gittins-mcdonald.co.uk



Brooklyn, Methodist Hill, Froncysyllte, Llangollen, LL20 7SN



Directions

From the Agents Office proceed along Castle Street and at the traffic lights turn left onto the A5. Pass Llangollen Golf Club on the left and after a few miles you will enter the village of Froncysyllte. You will pass The Aqueduct Inn on the left and then take the second right into Methodist Hill. Once on Methodist Hill, the property will be observed on the left-hand side of the road after approximately 100 metres.

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LOT 4: GUIDE PRICE EXCESS £45,000

Minffordd House, Bridge Street, Corwen LL21 0AB



General Remarks

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

Accommodation

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

Outside

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

Buyers Premium

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

Further information

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

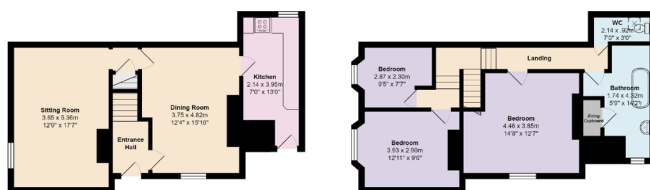
EPC Rating-59/D.

Council Tax Band-C.

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



Minffordd House, Bridge Street, Corwen, LL21 0AB



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

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Wrexham Office: 1 King Street Wrexham LL11 1HF

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LOT 5: GUIDE PRICE £70,000

Minffordd Shop, Bridge Street, Corwen, LL21 0AB



General Remarks

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

Accommodation

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

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

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

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

Landing: Skylight to the front elevation

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

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

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

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

Outside

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

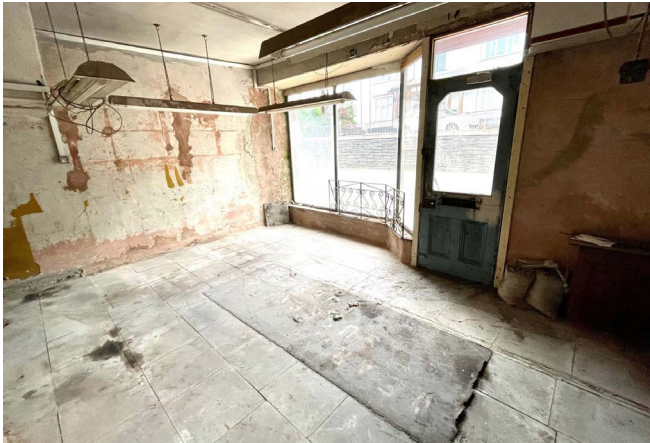
Buyers Premium

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

Further information

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

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



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LOT 6: GUIDE PRICE EXCESS £200,000

5 Church View, Preston Gubbals, Shrewsbury SY4 3AN



General Remarks

Semi-detached house occupying a desirable position with garden and grounds extending to 0.31 of an acre (0.12ha) or thereabouts. The rear garden enjoys the benefit of open countryside. The property requires a full scheme of modernisation offering buyers the opportunity to create an individual country property in this picturesque rural location.

Location

Occupying a pleasant location in the small village of Preston Gubbals in the parish of Pim Hill approximately 4 miles north of Shrewsbury. The neighbouring village of Bomere Heath is approximately 1 mile away and provides a primary school and convenience store.

Accommodation

Timber Frame 10' 10" x 9' 5" (3.29m x 2.88m)

Conservatory

Store Cupboard 6' 0" x 3' 5" (1.83m x 1.03m)

Storage Area 3' 3" x 3' 3" (1.00m x 1.00m)

Living Room 14' 4" x 11' 9" (4.36m x 3.57m)

Sitting Room 13' 9" x 9' 11" (4.18m x 3.03m)

Kitchen: 10' 6" x 8' 4" (3.2m x 2.54m)

Shower Room 6' 8" x 5' 3" (2.04m x 1.61m)

Bedroom 1 12' 6" x 12' 1" (3.80m x 3.68m)

Bedroom 2 12' 1" x 11' 6" (3.68m x 3.51m)

Outside

The property stands in garden and grounds of 0.31 acres (0.12 ha) or thereabouts enjoying a pleasant location surrounded by open countryside. The house is approached over a tarmac drive providing ample parking with a side lawn area enclosed by mature hedges. A timber gate allows access to enclosed rear garden providing privacy and views towards the Breidden Hills. The rear garden is mainly laid to lawn with a variety of mature shrubs, plants and apple trees. Timber store sheds, breeze block constructed store building and summer house. Outside lighting and outside tap.

Buyers Premium

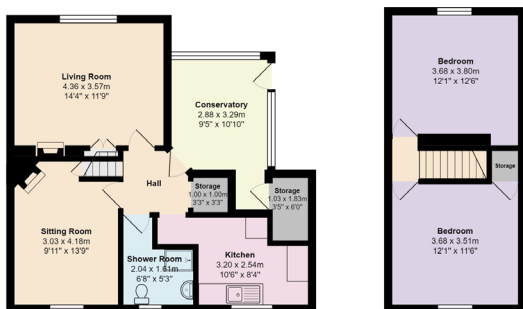
Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-Band 'E' (49).

Solicitors-Mrs Hannah Tomley Gough Thomas & Scott, 8 Willow St Ellesmere, SY12 0AQ. Tel: 01691 622413 Email: ellesmere@gtssolicitors.co.uk

What3Words: What3Words: ///unite.paths.picture



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

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

LOT 7: GUIDE PRICE EXCESS £130,000

5 Chapel Lane, Bagley, Ellesmere, SY12 9BS



General Remarks

Development opportunity comprising a detached country cottage and former outbuildings with full planning permission for the erection of replacement dwelling and outbuilding/garage. Application No: 18/00697/FUL. The property sits in a large plot extending to 0.38 acres (0.15ha) or thereabouts and enjoys a pleasant location in the hamlet of Bagley.

Location

Occupying a pleasant location in the rural North Shropshire hamlet of Bagley. The market town of Ellesmere is approximately 4 miles north offering an excellent range of local shopping, recreational and educational facilities. The larger town of Oswestry (8 miles) with the historical county town of Shrewsbury (14 miles) with links from there to the A5/M54 for access to the large towns and cities beyond.

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

Planning Permission: Full Planning Permission is granted for the erection of replacement dwelling and outbuilding/garage, alterations to access. Application No: 18/00697/FUL.

Plans & Drawings: All plans and drawings used within this sales brochure are not to scale and are for identification purposes only. Any area's are estimated. For further details please contact the Ellesmere office.

What3Words: ///scatters.grocers.stunner

Agents Note: The security fencing surrounding the site is not included in the sale and will be removed prior to completion of the sale.

Services: We understand mains electricity and water are available. Private drainage.

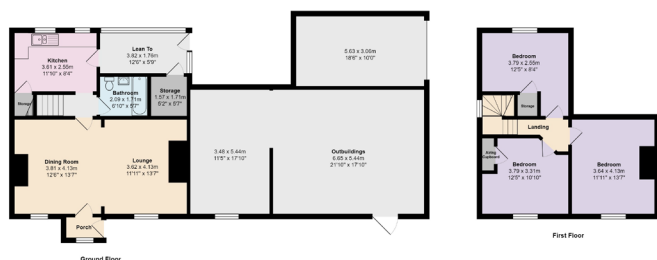
Council Tax Band-The property is valued in Band "B".

EPC Rating-3/G.

Solicitors-Mrs Hannah Tomley Gough Thomas & Scott Solicitors, 8 Willow St Ellesmere, SY12 0AQ. Tel: 01691 622413 Email: ellesmere@gtssolicitors.co.uk



5, Chapel Lane, Bagley, SY12 9BS



Existing floor plan



Application No: 18/00697/FUL. Proposed new build

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LOT 8: GUIDE PRICE £50,000

Redevelopment Site, 95 Market Street, Rhos, Wrexham LL14 2LB



General Remarks

Planning consent was originally granted on the site 7th September 2009 by Wrexham CBC for "Demolition of existing shop and flat above and erection of 4 NO. 2 bedroom flats". The plan in question of the site can be seen on the planning portal of The Wrexham County Borough Council web site using the code RHO/2009/0563. The Council confirmed to the vendors architects on 28th December 2022 that the development had lawfully commenced and the works can therefore take place in accordance with the approved plans. The main site extends to approx 229 sqm and the nearby parking area for six cars on Butchers Row to approx 131 sqm.

Location

The property is situated on level ground at the end of the main shopping street in 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.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3600 including VAT. For further details on fees payable please consult the legal pack.

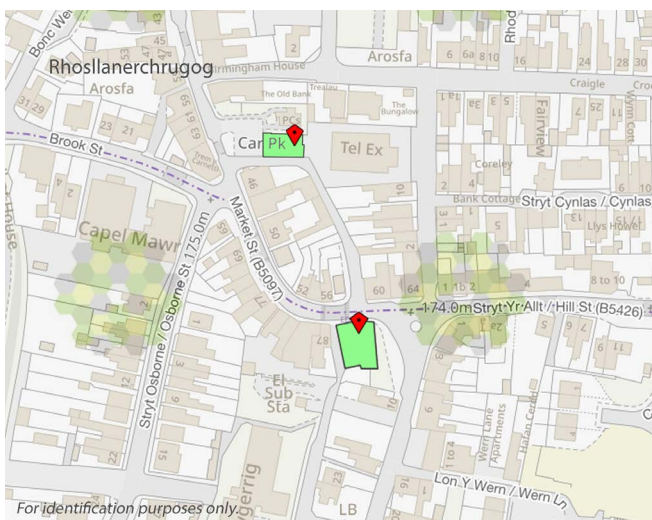
Further information

Solicitors-Allington Hughes Law, 10, Grosvenor Road, Wrexham LL11 1SD (Ref Mr Ian Edwards) Tel: 01978 291000.

Agents Note-Copies of plans and documentation are available by request electronically to wrexhamsales@bowen.uk.com.

Services-It is believed that all main services are available for connection subject to statutory regulations but prospective purchasers are advised to make their own enquiries of the Statutory Authorities.

Directions-For satellite navigation use the post code LL14 2LB. 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 proceed straight across. The site will be seen immediately on the left.



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LOT 9: 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

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LOT 10: GUIDE PRICE Excess £150,000

69 Church Street, Oswestry,
Shropshire, SY11 2SZ



General Remarks

This prominent former restaurant includes extensive ground and first floor accommodation alongside a two bedroom residential flat. The ground floor comprises circa 1,726 sq ft (160.36 sq m) G.I.A. while the first floor comprises circa 1,368 sq ft (127.07 sq m) G.I.A. alongside the two bedroom flat on the second floor totalling circa 939 sq ft (87.22 sq m) G.I.A. The property also includes a spacious basement area extending to circa 948 sq ft (88.02 sq m) G.I.A.

Accommodation

Main Restaurant: 36' 7" x 27' 4" (11.15m x 8.33m)

Disabled Toilet: 8' 6" x 6' 7" (2.59m x 2.00m)

Kitchen: 26' 9" x 16' 5" (8.16m x 5.01m)

Cellar 1: 19' 1" x 6' 4" (5.81m x 1.93m)

Cellar 2: 18' 11" x 18' 5" (5.77m x 5.61m)

Cellar 3: 23' 10" x 5' 6" (7.26m x 1.67m)

Cellar 4: 19' 6" x 10' 4" (5.95m x 3.14m)

Cellar 5: 10' 6" x 6' 11" (3.2m x 2.12m)

First Floor Restaurant: 27' 6" x 22' 7" (8.37m x 6.89m plus 4.58m x 2.97m)

Store Room: 8' 4" x 2' 7" (2.53m x 0.80m)

Male Toilet: 8' 9" x 6' 6" (2.67m x 1.99m)

Female Toilets: 13' 5" x 9' 5" (4.1m x 2.88m)

2nd Floor Flat

Living Room 14' 8" x 11' 7" (4.47m x 3.52m)

Kitchen: 12' 4" x 11' 0" (3.76m x 3.35m)

Bathroom: 6' 3" x 5' 4" (1.91m x 1.63m)

Bedroom 1: 17' 11" x 10' 5" (5.47m x 3.18m)

Bedroom 2: 17' 0" x 15' 3" (5.18m x 4.64m)

Buyers Premium

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

Further information

Planning—The property is understood to benefit from Use Class E and is located in a Conservation Area.

What Three Word Location—<https://what3words.com/oxidation.noting.flight>

EPC Rating—50|C.

Rateable Value—We are informed that the current rateable value is £5,800.

Solicitors—Mr Michael Keeling Nexa Law Limited, Suite 2, Salop House, 13 Salop Road, Oswestry, SY11 2NR. michael.keeling@nexa.law/01691 655060.

BOWEN

SINCE 1862

Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

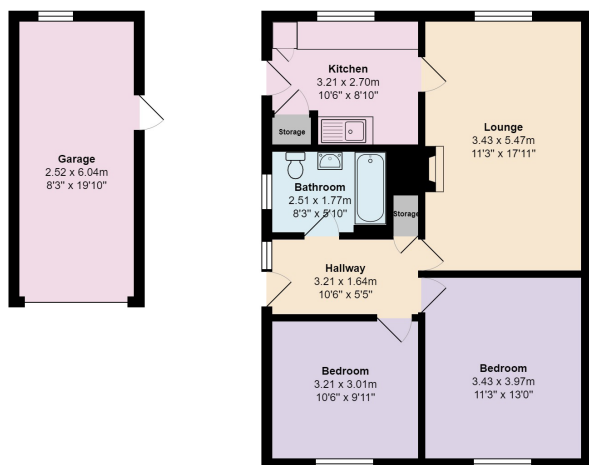
01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

LOT 11: GUIDE PRICE EXCESS £150,000

23 Croeswylan Crescent, Oswestry,
Shropshire, SY10 9PW



23, Croeswylan Crescent, Oswestry, SY10 9PW



General Remarks

An ideally situated two bedroom detached bungalow in need of full modernisation set within a large plot within walking distance of Oswestry town centre.

Location

Occupying a much sought after location, the property offers huge potential. Croeswylan Crescent is one of the most exclusive areas of the historic town of Oswestry. The town centre is a short walk away and offers a host of shops, restaurants and other amenities.

Accommodation

Entrance Hall 10' 6" x 5' 8" (3.19m x 1.72m)

Lounge 11' 2" x 17' 9" (3.4m x 5.42m)

Kitchen 10' 6" x 8' 10" (3.2m x 2.7m)

Bedroom 1 13' 0" x 17' 9" (3.97m x 5.42m)

Bedroom 2 10' 6" x 10' 0" (3.2m x 3.06m)

Bathroom 8' 1" x 5' 9" (2.46m x 1.75m)

Garage 19' 11" x 7' 11" (6.08m x 2.41m)

Outside

Externally, the property has a lawned garden and tarmac driveway to the front. To the rear is a relatively large garden for a property of this size, which is mainly laid to lawn with former vegetable patch. There is also a paved patio, timber garden shed and summer house.

Buyers Premium

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

Further information

EPC Rating-'F' (38).

Agent's Structural Note-There is some evidence of cracking in the brickwork at the property. A structural report previously completed for the vendors is available for inspection on request.

Council Tax Band-Council Tax Band 'C'

Directions-From Oswestry town centre proceed out of town along Church Street to the crossroads and go straight over onto Upper Church Street and Morda Road before turning right immediately after The Marches School onto Croeswylan Lane. Take the first turning right onto Croeswylan Crescent and continue where the property will be found on the left identified by the Agent's board .

Solicitors-Lanyon Bowdler Solicitors, 39-41 Church Street, Oswestry, SY11 2SZ. 01691 670074.

BOWEN

SINCE 1862

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

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LOT 12: GUIDE PRICE £450,000

Rosebank Cottage, Craiglwyn, Oswestry, Shropshire, SY10 9BH



Directions-<https://what3words.com/heckler.brand.blurred>

General Remarks

A registered smallholding comprising a substantial detached stone built property alongside outbuildings and circa 3.44 acres (1.392 ha) of woodland and meadow.

Location

Occupying a most private rural setting the property is situated in the sought after rural community of Craiglwyn between Trefonen and Llansilin, approximately 3.5 miles southwest of Oswestry.

Accommodation

Garden Room 20' 2" x 8' 9" (6.15m x 2.66m)

Lounge 23' 2" x 12' 7" (7.07m x 3.84m)

Dining Room 16' 5" x 16' 5" (5.00m x 5.00m)

Kitchen 13' 3" x 11' 8" (4.03m x 3.55m)

Inner Hallway With doors off to:

Cellar 12' 6" x 3' 11" (3.8m x 1.2m)

Cloakroom 9' 7" x 3' 10" (2.93m x 1.16m)

Bedroom 1 19' 5" x 12' 9" (5.93m x 3.88m)

Bedroom 3 13' 1" x 9' 11" (3.98m x 3.03m)

First Floor Lounge 16' 5" x 16' 2" (5.00m x 4.92m)

Bedroom 2 13' 6" x 12' 5" (4.11m x 3.79m)

Bedroom 4 9' 4" x 7' 5" (2.85m x 2.25m)

Bathroom 13' 2" x 8' 6" (4.01m x 2.60m)

Outside

There are two access points to the property with a right of way over a shared driveway on the southern side of the property and an additional access point on the northern boundary. The property also includes a log store, partially constructed log cabin (4.10m x 3.96m) and former caravan with attached lean to shed.

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 2.40% including VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Agent's Note: A right of pre-emption to purchase the area hatched black on the attached plan will be granted to the purchaser of the main holding (outlined in red) upon completion. For further details please consult the auction legal pack. Please click on the following link for further property information. <http://pocketwilderness.uk>

EPC Rating-Band 'G' (11).

Solicitor-Mary Croft of Crampton Pym & Lewis, The Poplars, 47 Willow Street, Oswestry, Shropshire, SY11 1PR.

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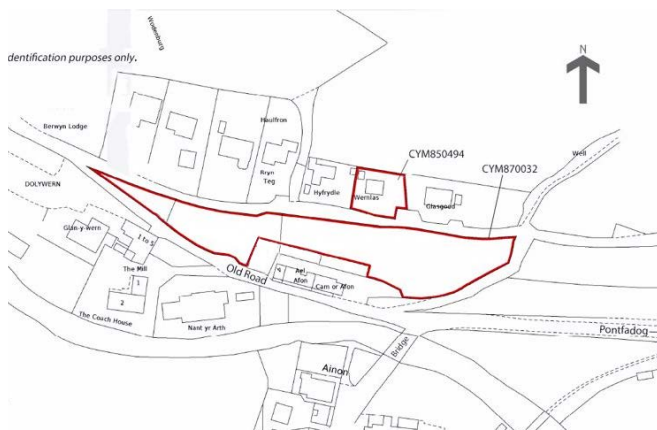
SINCE 1862

Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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LOT 13: GUIDE PRICE £150,000

Wern Las, Dolywern, Pontfadog, Llangollen LL20 7AG



Directions-<https://what3words.com/loss.warns.handicaps>

General Remarks

Offering terrific scope for refurbishment and extension or demolition with a replacement dwelling (subject to consent) this 1950's detached property has combined land extending to 1.03 acres or thereabouts.

Location

The property is situated at Dolywern within the picturesque Ceiriog Valley some five or so miles from the town of Chirk and its wide range of amenities.

Accommodation

Entrance Hall: 16' 8" x 7' 1" (5.09m x 2.17m)

Lounge: 14' 8" x 12' 5" (4.48m x 3.79m)

Sitting Room/Dining Room: 12' 11" x 11' 11" (3.94m x 3.62m) 4.46m

Kitchen 8' 6" x 7' 1" (2.60m x 2.16m)

Pantry 4' 9" x 2' 11" (1.44m x 0.88m)

Landing 7' 11" x 7' 3" (2.42m x 2.20m)

Bedroom 1 12' 11" x 11' 11" (3.94m x 3.64m)

Bedroom 2 12' 6" x 11' 11" (3.80m x 3.64m)

Bedroom 3 8' 6" x 7' 3" (2.58m x 2.21m)

Bathroom 8' 6" x 7' 3" (2.60m x 2.20m)

Outside

The property occupies well-defined gardens which adjoin open farmland to the rear. At the rear there is an Outbuilding/Former Wash House 2.75m x 2.19m having attached WC 1.69m x 0.81m. Coal Shed 2.74m x 0.89m. The garden area extends to approximately 513 square metres (approximately 0.13 acres) and is held on Title Number: CYM850494. Across the road from the property and held on Title Number: CYM870032 is a further area of ground, which is sloping and presently covered in mature trees. The area is defined on the attached plan. The additional portion extends to approximately 3640 square metres (approximately 0.9 acres). The combined area extends to approximately 1.03 acres.

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

Further information

EPC Rating-Band 'G' (1)

Solicitors-tbc.

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Llangollen Office: 34 Castle St, Llangollen LL20 8RT

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LOT 14: GUIDE PRICE £185,000

Gwern y Pale, Dolywern, Pontfadog, Llangollen LL20 7AG



Directions-<https://w3w.co/cyber.highlight.narrate>

General Remarks

The Gwern y Pale comprises an excellent opportunity for a significant program of renovation or a 'grand scheme' for a replacement dwelling. The property is situated in a spectacular setting with outlooks over the valley below. A very rare opportunity.

Accommodation

The Ground Floor:

Entrance Hall: 10' 11" x 9' 3" (3.32m x 2.82m)

Living Room: 16' 2" x 11' 10" (4.92m x 3.61m) excluding Inglenook fireplace.

Kitchen: 11' 11" x 10' 2" (3.63m x 3.11m)

Dining Room: 12' 6" x 12' 3" (3.82m x 3.73m) into bay.

On The First Floor:

Landing:

Bedroom 1: 18' 3" x 12' 0" (5.55m x 3.67m)

Bedroom 2: 9' 10" x 8' 8" (2.99m x 2.63m)

Bedroom 3: 11' 11" x 10' 11" (3.63m x 3.32m)

Bathroom: 8' 8" x 6' 6" (2.65m x 1.98m)

Outside

The property occupies gardens and grounds extending in total to approximately 0.73 acres. The gardens have become overgrown with self-seeded trees. There are dilapidated outbuildings including Store and Summerhouse. There is a driveway into the property off the highway and a field gate into the small Paddock Area adjoining - see attached plan for identification purposes.

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

Further information.

Services-Mains water and electricity are believed to be connected to the property subject to statutory regulations. It is believed that the drainage is to a private tank.

EPC Rating-Band 'G' (1)

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

Solicitor-tbc

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The conduct of the Auction

Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant
- Read the conditions
- Inspect the lot
- Carry out usual searches and make usual enquiries
- Check the content of all available leases and other documents relating to the lot
- Check that what is said about the lot in the catalogue is accurate
- Have finance available for the deposit and purchase price
- Check whether VAT registration and election is advisable.

Our role

As agents for each seller we have authority to:

- Prepare the catalogue from information supplied by or on behalf of each seller
- Offer each lot for sale
- Sell each lot
- Receive and hold deposits
- Sign each sale memorandum
- Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by the conditions. Our decision on the conduct of the auction is final.

Guide Prices

Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at Auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the Auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Prices

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

The particulars and other information

We have taken reasonable care to prepare particulars that correctly describe each lot. However the particulars are based on information supplied by or on behalf of the seller and we are not responsible for errors.

The particulars are for your information but you must not rely on them. They do not form part of any contract between the seller and the buyer. If we provide any information or a copy of any document we do so only on the basis that we are not responsible for its accuracy.

The contract

A successful bid is one we accept as such. If you make a successful bid for a lot you are obliged to buy that lot on the terms of the sale memorandum. The price will be the amount you bid plus VAT (if applicable).

You must before leaving the auction:

- Provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity that complies with money laundering regulations)
- Sign the completed sale memorandum and
- Pay the deposit

We may retain the sale memorandum signed by or on behalf of the seller until we receive the deposit in cleared funds.

This information has been abstracted from the RICS Common Auction Conditions Edition 3 which is available upon request.

Auction information

The Catalogue

Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. 'All area's and measurements included within this catalogue are approximate and are for guidance purposes only. All plans included are not to scale and for indicative purposes only. Interested parties should consult the Legal Packs for each property for specific Conditions of Sale and take special note of the required completion dates.

Pre Auction Sales

Offers made on the property included in this catalogue may be accepted by the Vendor prior to the auction. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

The Auctioneer can not be held responsible for the costs incurred in respect of any lot which is withdrawn or sold prior to auction.

Legal Packs

Legal packs for the properties will be available for inspection at least 14 days prior to the auction at the office from which the viewings are conducted and on the day of the auction (from 12 noon at Lion Quays). It is important you read these and the final addendum/alteration list which will also be available as any purchase will be subject to these.

Solicitors Details

The name, address and telephone number of the Solicitor who will be acting for you in any purchase will be required before you leave the auction room.

Deposit

The successful bidder will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £5000. Deposits can only be paid by Bankers draft, building society cheque or personal cheque. Please note, should the cheque have to be represented, an administration charge of £50 + VAT will be charged by deduction from the deposit.

Administration Charge

Purchasers will be required to pay by cheque, made payable to Bowen, an administration charge of £250 + VAT in addition to the deposit. A VAT receipt will be issued after the auction.

Insurance

At the fall of the hammer the property becomes the purchaser's insurable risk. Insurance will need to be arranged immediately after the auction.

Post Auction Sales

If a property you are interested in is not sold at the auction please speak to the auctioneer and make an offer. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with the purchase under auction rules.

How to Register

To comply with money laundering regulations and legislation, we are required by law to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship you may have with Bowen.

Instructions

In light of the above, a registration process will take place at all auctions and you will be required to **produce one item from both List A and List B** below, prior to the auction or any purchase. We cannot accept scanned copies and must receive either the original documents, or copies certified by a professionally recognised individual. Please select from one of the suitable options below.

If you intend to bid by telephone or by proxy bid, we will require this information before the day of the auction.

If we do not receive certified ID, we will be unable to bid on your behalf.

If bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, a list of directors and a letter of authority on company letterhead, signed by a company director prior to signing the contract.



List A - photo ID



- Current, signed passport
- Current full UK/EU photo card driving licence
- Valid ID card
- Firearm or shotgun certificate
- Resident permit issued by the Home Office to EU National



List B - proof of address



- Current full UK/EU photo card driving licence (if not used to prove identity)
- Utility bill issued in last three months (paper copy)
- Recent bank/building society/mortgage/or credit card statement
- HMRC tax notification
- Recent council tax bill

You will be able to have your two forms of identification verified using one of the following options:

- Option 1** Register with your original documents at the auction. Please arrive before 1.30pm to allow sufficient time.
- Option 2** Come to any of our offices with your originals documents and we'll certify them free of charge prior to the auction
- Option 3** Solicitors, banks, accountants or other professional bodies are able to certify ID and directly forward it to us at info@bowen.uk.com
- Option 4** The post office can verify up to three forms of ID for a charge of £10.50

Please note:

Once we have Certified ID, this will be held on file and it will only need to be updated every three years, or if you change address. Therefore, even if you're not thinking of bidding in the next auction, it would still be good practice to register now to save time in the future.

An aerial photograph of a vast, rolling landscape under a soft, golden sunset sky. The terrain is a patchwork of green and brown fields, with some small clusters of buildings and a pond visible in the lower left. The hills recede into the distance, creating a sense of depth and tranquility.

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