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PROPERTY SINCE 1862



13 Lots for Sale by Auction

Autumn Sale 26th September 2024

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

Auction Contacts



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Valuer

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13 Lots For Sale By Auction

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26 Sept
2024

Auction to commence at 2pm

Lion Quays Resort, Weston Rhyn, Oswestry SY11 3EN

Next Auction: Thursday 5th December 2024 (closing date for entries Friday 25th October)

2025 Auction dates: Thursday 20th March, Thursday 26th June, Thursday 25th September, and Thursday 11th December

Order Of Sale

LOT 1	Capel Carmel, Llangynog, Oswestry SY10 0EX	Guide Price* £80,000
LOT 2	Tabernacle Church, Llanarmon Dyffryn Ceiriog, Llangollen LL20 7LD	Guide Price* £60,000
LOT 3	Barn adjacent to Jubilee Way, Platt Lane, Whixall, Whitchurch, SY13 2NY	Guide Price* £45,000 - £65,000
LOT 4	3 Birch Road, Ellesmere, SY12 0ET	Guide Price* Excess £90,000
LOT 5	Thornleigh, St. Martins, Oswestry SY11 3HD	Guide Price* £250,000
LOT 6	Werninfa, Moelfre, Oswestry, Shropshire, SY10 7QW	Guide Price* Excess £375,000
LOT 7	3 Gorffwysfa, Windsor Road, New Broughton, Wrexham LL11 6SP	Guide Price* £80,000
LOT 8	3 Brynffynnon, Off Cae Glo, Cefn Mawr, Wrexham LL14 3DR	Guide Price* £50,000
LOT 9	10, Cynlas Street, Rhosllanerchrugog, Wrexham LL14 1PU	Guide Price* £70,000
LOT 10	118 Bron Y Waun, Chirk, Wrexham, LL14 5PW	Guide Price* Excess £125,000
LOT 11	Henfache Fach, Llanrhaeadr Ym Mochnant, Oswestry, Shropshire, SY10 0DD	Guide Price* Excess £275,000
LOT 12	Llys Llewelyn Blackwood Road Garth LL20 7YL	Guide Price* £150,000
LOT 13	Top House Farm, Rhosygadfa, Oswestry, Shropshire, SY10 7BP	Guide Price* Excess £450,000

* 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 £80,000

Capel Carmel, Llangynog, Oswestry SY10 0EX



General Remarks

This rendered stone built and slated former Methodist Chapel is believed to date from 1875 and is a most attractive project for a programme of renovation and conversion, subject to planning consent. The sale includes an adjacent *grazing paddock* which adjoins a river to the rear extending in total to 0.86 acre (3470 sq.m.).

Location

The property lies right on the fringe of the village which lies on the B4391 amidst beautiful mountain scenery at the confluence of the Afon Tanat and Afon Eirth, part of which it includes. Amenities in the village include a Hotel whilst there are more wide ranging facilities in the nearby settlement of Penybont Fawr. The village lies at the centre of a triangle formed by the towns of Oswestry (19 miles), Bala (13 miles) and Welshpool (20 miles).

Accommodation

Entrance Vestibule

Main Chapel 44' 6" x 32' 0" (13.55m x 9.75m)

School Room 24' 6" x 11' 6" (7.46m x 3.50m)

The furniture includes a pitch-pine pulpit; 11no. 5'89" (1.75m) single-ended pews; 11no. 15' (4.57m) central pews with central divide; 20no. 6' (1.82m) single-ended pews. Timber panelling to dado level. Six wall-mounted electric heaters. Crane & Sons organ.

Outside

The grounds immediately surrounding the Chapel have wrought-iron, fenced and walled surrounds. Limited external access to a Cellar Boiler Room. To the side elevation there is a grazing paddock which has a dyke and rear boundary into the Afon Tanat at the rear, which is unfenced.

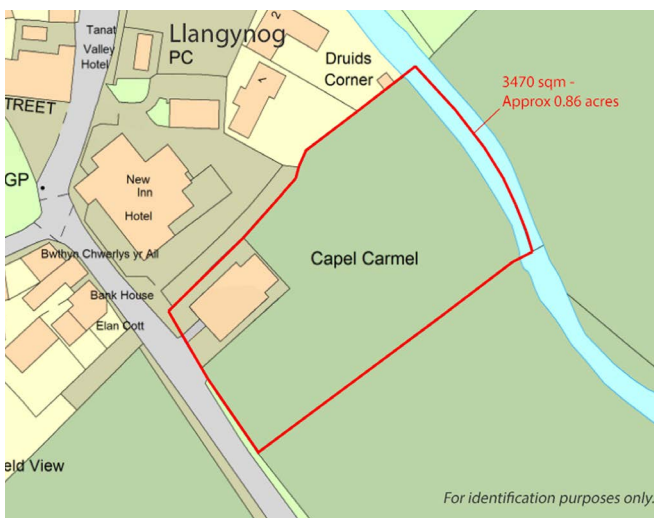
Buyers Premium

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

Agent's Note - The sale of the property is subject to an *overage clause*. This will be 20% of any enhancement in the development value of the land for a term of 20 years.

Solicitors-GHP Legal - Messrs. GHP Legal, 21 The Cross, Oswestry, Shropshire, SY11 1PN Ref: Mr. Hywel Jones. Tel: 01691 659194. Email: oswestry@ghplegal.com



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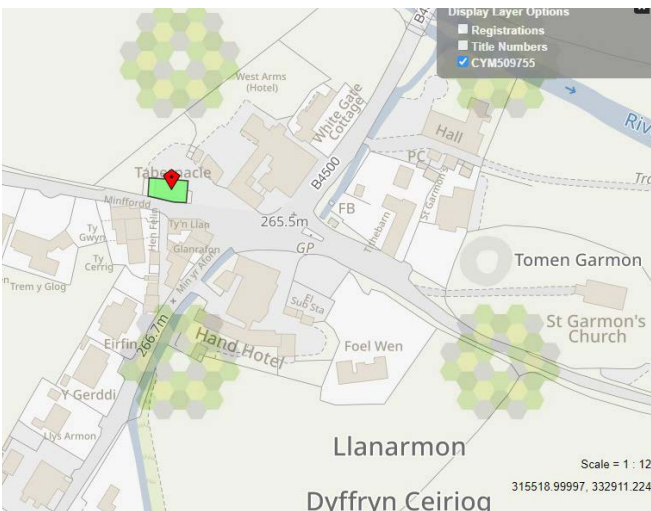


[Order of Sale](#) | [Auction Information](#) | [How to Register](#)



LOT 2: GUIDE PRICE £60,000

Tabernacle Church, Llanarmon Dyffryn Ceiriog, Llangollen LL20 7LD



General Remarks

A plaque on one gable indicates that this former Methodist Church was constructed in 1911 of rendered stone external elevations under a slated roof. It comprises an entrance porch and main chapel room which has a folding central divide. There is a small area of land to the left hand gable on facing with stepped access down to a partial cellar. The pitch-pine fittings are to be included in the sale.

Location

The small village of Llanarmon Dyffryn Clwyd is situated at the end of the B4500 amidst rural surroundings at the head of the beautiful Ceiriog Valley. The village has a well known Country Hotel and Spa "The Hand". It is situated about 11 miles from Chirk which lies on the A5/A483 trunk roads. Other nearby centres include Oswestry (5m), Wrexham (20m) and Llangollen (11m) via the mountain road from Glyn Ceiriog (5m).

Accommodation

Entrance Porch	7' 4" x 7' 1"	(2.23m x 2.16m)
Main Chapel Room	43' 3" x 23' 0"	(13.17m x 7.01m)

On The Lower Ground Floor

Cellar:	15' 5" x 13' 0"	(4.70m x 3.96m)
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Outside

There is a small area of land to the left-hand side on facing from where a staircase leads down to the cellar door.

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

Agent's Note

An asbestos survey on the property was conducted on the 20.05.2024 by Bradley Environmental. This indicated the presence of chrysotile in the ceiling panels of the basement. Care must be taken to avoid contact with the ceiling.

Further information

Solicitors - Messrs. GHP Legal, 21 The Cross, Oswestry, Shropshire, SY11 1PN Ref: Mr. Hywel Jones). Tel: 01691 659194. Email: oswestry@ghplegal.com.

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LOT 3: GUIDE PRICE of £45,000 – £65,000

Barn adjacent to Jubilee Way, Platt Lane, Whixall, Whitchurch, SY13 2NY



General Remarks

Bowen are delighted with instruction to offer a rare opportunity to acquire a detached barn situated in a picturesque rural location with potential to convert the current building into a three-bedroom detached dwelling. The plans outline living accommodation totalling 1,164 sq ft (108.2 sq m), or thereabouts.

Location

The Barn enjoys a pleasant rural location situated in the village of Whixall in the picturesque North Shropshire countryside close to the Welsh border. The village itself has a Church, Village Hall and renowned Primary School. The nearby villages of Northwood, Prees and Welshampton have a further range of amenities whilst easy access onto the A495, A49 & A41 gives good access to Ellesmere, Wem, Whitchurch, Shrewsbury and Chester with Wem, Whitchurch & Shrewsbury offering good rail links.

Plans & Drawings

The proposed plans are for a conversion of the existing barn to a single two storey dwelling comprising; sitting room, kitchen, utility, cloakroom, three bedrooms, two bathrooms (including en-suite), good sized enclosed garden and off-road parking for two cars. Please note that a pre-application has been submitted to Shropshire Council and we are awaiting a response.

Buyers Premium

Please note that the purchaser will be responsible for paying the buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. Subject to a minimum fee set at £3,000.00 inc. VAT.

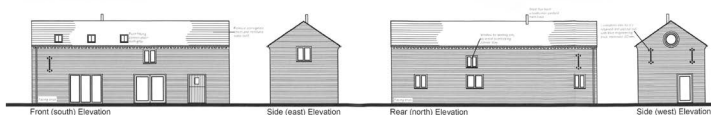
Further information

EPC Rating-52/E.

Solicitors-Mrs Katie Jones, Gough Thomas & Scott, 31 Salop Road, Oswestry, Shropshire, SY11 2NR
Tel: 01691 65560 Email: oswestry@gtssolicitors.co.uk

Town and Country Planning Act -The property, notwithstanding any description in these particulars is sold subject to any Development Plan, Tree Preservation Orders, Town Planning Scheme or Agreement Resolution or Notice which may come into force and also subject to any Statutory Provision or Byelaw without obligation on the part of the Vendors to specify them.

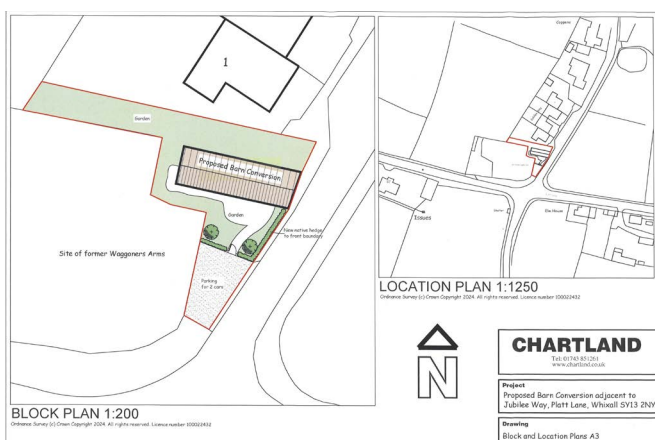
Access -Access will be provided off the adjoining lane, Jubilee Way, over a parking area for two cars.



First Floor Plan



Ground Floor Plan



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LOT 4: GUIDE PRICE Excess £90,000

3 Birch Road, Ellesmere, SY12 0ET



General Remarks

Grade II Listed Town House with rear courtyard in need of a full scheme of modernisation and refurbishment, within walking distance of the town centre.

Location

The market town of Ellesmere provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to many of the commercial centres.

Accommodation

Shared covered entrance area

Galley Kitchen	12' 3" x 5' 4"	(3.74m x 1.63m)
Living/Dining Room	18' 0" x 11' 0"	(5.49m x 3.35m)
Bedroom One	18' 0" x 7' 8"	(5.49m x 2.34m)
Bedroom Two	8' 0" x 7' 2"	(2.44m x 2.18m)
Bathroom	8' 4" x 6' 0"	(2.54m x 1.84m)

Outside

At the rear of the property is an enclosed courtyard area with timber garden shed and summer house. Wall 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. Subject to a minimum fee set at £3000.00 inc.VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-Band 54/E.

Council Tax Band-B.

Solicitors-Michael Keeling, Nexa Law Limited, Office 1 The Church Offices, Salop Road, Oswestry, SY11 2NR
Tel: 01691 655060



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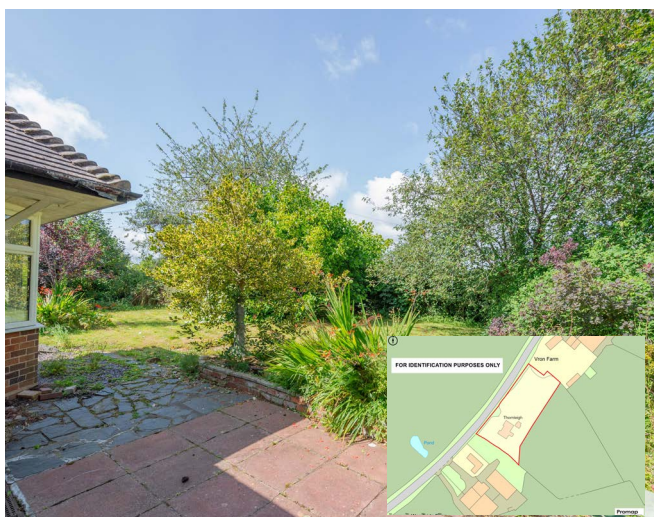
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LOT 5: GUIDE PRICE £250,000

Thornleigh, St. Martins, Oswestry SY11 3HD



General Remarks

Detached two bedroom rural bungalow standing in gardens & grounds extending in total to 0.68 of an acre (0.27 ha) to include a small paddock.

Location

The property is situated on the outskirts of the popular village of St Martins. The village itself has as a large supermarket incorporating a pharmacy and post office. Garage, public houses and local shops. Primary and secondary school. The village is well located for access onto the A5/A483 providing direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

Accommodation

Entrance Porch	17' 0" x 5' 10"	(5.17m x 1.79m)
Entrance Hall	17' 0" x 5' 10"	(5.17m x 1.79m)
Lounge	14' 5" x 12' 11"	(4.4m x 3.93m)
Dining Room	12' 11" x 10' 11"	(3.93m x 3.33m)
Sun Room	12' 2" x 4' 5"	(3.70m x 1.35m)
Kitchen	13' 0" x 6' 9"	(3.95m x 2.06m)
Utility Room	9' 10" x 7' 5"	(3m x 2.26m)
Bedroom One	12' 11" x 11' 11"	(3.93m x 3.62m)
Bedroom Two	12' 11" x 9' 3"	(3.93m x 2.83m)
Bathroom	7' 1" x 6' 3"	(2.16m x 1.91m)

Outside

The bungalow is approached through double gates onto a gravel drive which leads to a detached single garage. There is access all round the property, which has patio areas, an abundance of flowering shrubs and trees. Gate into small paddock. Timber shed and glass greenhouse. The gardens and grounds extend in total to 0.68 of an acres (0.27ha) or thereabouts.

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.

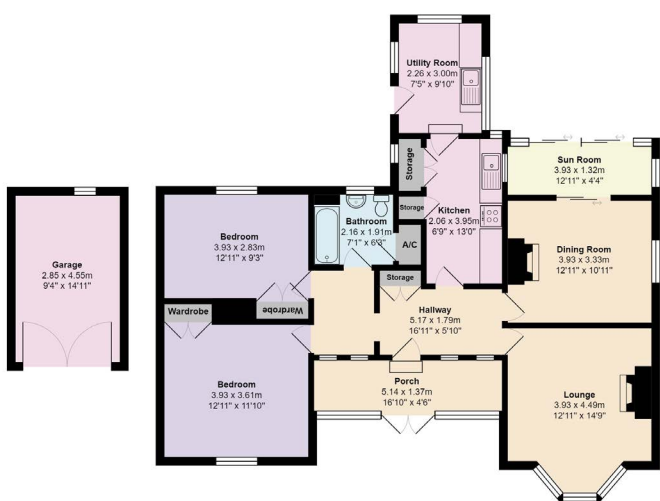
Further information

EPC Rating-44/E

Council Tax Band-D

Solicitors-Stephen Davies, Allington Hughes, 10 Grosvenor Road, Wrexham, LL11 1SD. Tel: 01978 291000

Directions - What3Words:///trump.cherub.breakaway



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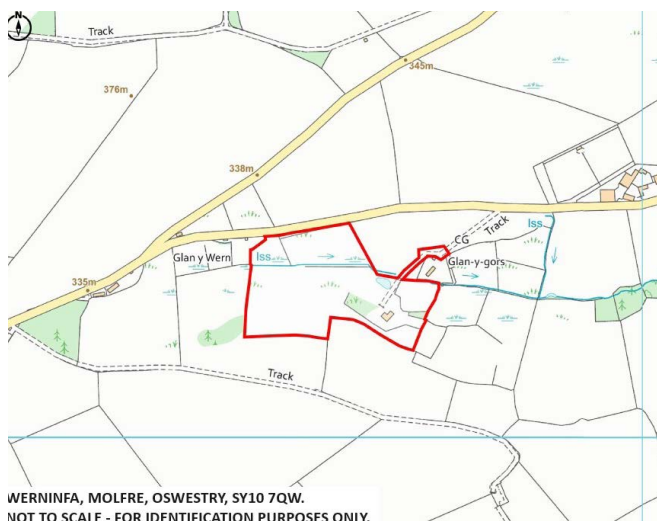
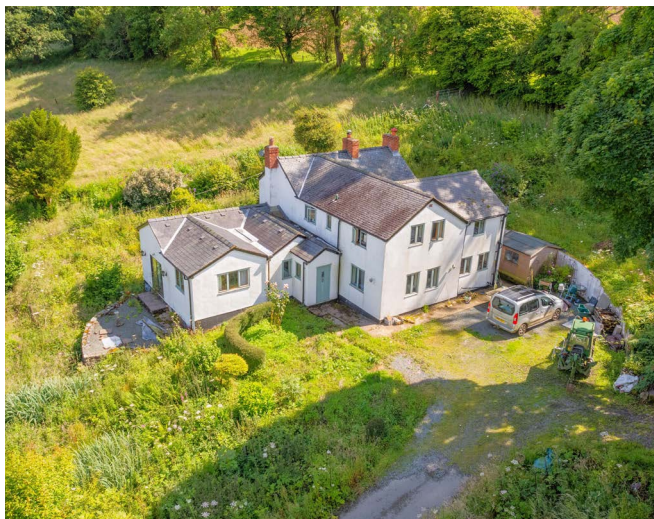


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LOT 6: GUIDE PRICE EXCESS £375,000

Werninfa, Moelfre, Oswestry, Shropshire, SY10 7QW



Directions

<https://what3words.com/surpassed.deprive.stiffly>



General Remarks

A detached three bedroom country property set within circa 8 acres of surrounding land in this picturesque rural location with far reaching views over the surrounding countryside. The property is comfortably appointed, yet offers great potential for further improvement in line with a buyer's specific requirements. The land is a most notable feature and provides for a mixture of pasture land and some woodland with a natural water supply running through it.

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 (9 miles). From Oswestry there is easy access onto the A5/A483 trunk road and main line train station at Gobowen (12 miles).

Accommodation

Cloakroom	5' 3" x 5' 3"	(1.59m x 1.59m)
Family Room	23' 9" x 11' 8" max to 22' 5"	(7.23m x 3.56m to 6.82m)
Inner Hall	11' 7" x 6' 0"	(3.54m x 1.83m)
Dining Room	14' 10" x 12' 2"	(4.52m x 3.71m)
Living Room	15' 0" x 10' 4"	(4.57m x 3.15m)
Breakfast Room	13' 5" x 8' 8"	(4.09m x 2.65m)
Kitchen	22' 5" x 10' 2"	(6.84m x 3.10m)
Bedroom 1	14' 10" x 12' 2"	(4.53m x 3.72m)
Dressing Room	10' 2" x 9' 2"	(3.11m x 2.80m)
En Suite	10' 2" x 5' 4"	(3.09m x 1.62m)
Bedroom 2	13' 5" x 11' 9"	(4.10m x 3.59m)
Bedroom 3	14' 6" x 9' 9"	(4.42m x 2.96m)
Bathroom	9' 0" x 7' 1"	(2.74m x 2.17m)

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

EPC Rating-Band 40/E.

Council Tax Band-F.

Solicitors- Ms Anna Burgess of Robert Mann Solicitors, 16 Salop Road, Oswestry, Shropshire, SY11 2NU. 01691 671926

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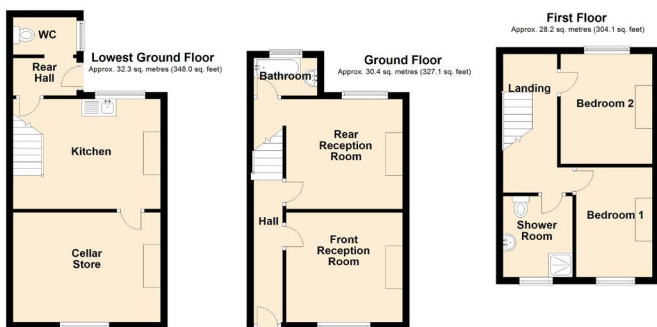
Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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LOT 7: GUIDE PRICE £80,000

3 Gorffwysfa, Windsor Road, New Broughton, Wrexham LL11 6SP



General Remarks

This traditional inter-terraced property is two storey when viewed from the front and three from the rear. It is fitted with PVCu double glazing.

Location

The property lies on the B5101 in the village of New Broughton which is conveniently positioned only two miles from Wrexham Centre and one mile from Croesnewydd Business Park, the Maelor Hospital and the nearest access onto the A483 which provides dual carriageway to Chester (11 miles). Village amenities include a popular Primary School, Village Stores and a regular bus service.

Accommodation

Front Reception Room	12' 0" x 11' 1"	(3.65m x 3.38m)
Rear Reception Room	13' 0" x 12' 3"	(3.96m x 3.73m)
Bathroom	5' 2" x 4' 0"	(1.57m x 1.22m)

On The First Floor

Landing	13' 3" x 5' 0"	(4.04m x 1.52m)
Bedroom 1	14' 2" x 7' 11"	(4.31m x 2.41m)
Bedroom 2	10' 0" x 8' 9"	(3.05m x 2.66m)
Shower Room	11' 3" x 5' 11"	(3.43m x 1.80m)

On The Lower Ground Floor:

Kitchen	14' 9" x 11' 7"	(4.49m x 3.53m)
Cellar Storeroom	14' 9" x 10' 1"	(4.49m x 3.07m)
Rear Hall	5' 8" x 3' 3"	(1.73m x 0.99m)
WC		

Outside

Front garden area. Rear yard and lawned garden area approximately 40 feet in depth from the house leading to a detached brick-built Garage 19'6" x 9'8" externally (5.94m x 2.94m) fitted with electric power, double timber entrance doors, side personal door and a shallow Parking Area 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 £3,000 inclusive of VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-43/E.

Council Tax Band-C.

Solicitors-Gittins McDonald, 12 Grosvenor Road, Wrexham, LL11 1SD (Ref: Ms Sian Fisher).

Tel: 01978 366665. E: sf@gittins-mcdonald.co.uk

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LOT 8: GUIDE PRICE £50,000

3 Brynffynnon, Off Cae Glo, Cefn Mawr, Wrexham LL14 3DR



General Remarks

An inter-terraced property previously modernised to Grant Standards in the 1990's but requiring complete internal refurbishment and comprising porch, living room, dining kitchen, two bedrooms and first floor bathroom. Quiet village location between Wrexham and Llangollen.

Location

The property forms one of a terrace close to the village boundary with Acrefair. The village of Cefn Mawr is on the fringes of the picturesque Dee Valley with the larger towns of Wrexham and Llangollen only being a short drive of about seven miles away. Local amenities include Primary Schools, Medical Centre, the World Heritage Site at Pontcysllte Aqueduct and a variety of Shops including a Tesco Supermarket.

Accommodation

On The Ground Floor:

Enclosed Porch

Living Room 13' 7" x 9' 9" (4.14m x 2.97m)

Dining Kitchen 13' 7" x 12' 11" (4.14m x 3.93m)

On The First Floor:

Bedroom 1 13' 5" x 12' 5" (4.09m x 3.78m)

Bedroom 2 13' 4" x 7' 8" (4.06m x 2.34m)

Bathroom 9' 7" x 4' 7" (2.92m x 1.40m)

Outside

Front garden area. Small rear Yard with former brick-built WC. Pedestrian rights of way to both front and rear.

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

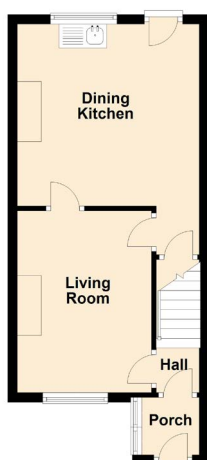
Further information

EPC Rating-Band 21/F

Council Tax Band-B

Solicitors-Barry Ashton, 21 Bridge Street, Llangollen, LL20 8PF. Tel: 01978 861140. E: barry.ashton@barryashton@solicitor.co.uk

Ground Floor
Approx. 30.8 sq. metres (331.4 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.6 sq. feet)



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LOT 9: GUIDE PRICE £70,000

10, Cynlas Street, Rhosllanerchrugog, Wrexham LL14 1PU



General Remarks

A 2 double bedroom property, with 2 reception rooms in need of internal modernisation, located in the heart of the village within walking distance of a wide range of local amenities. The property benefits from majority double glazing, a recently installed electrical consumer unit, and an enclosed rear garden.

Location

Rhos is situated some three miles from Wrexham and only two miles from the nearest access point onto the A483 city by-pass by Starbucks, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond. The village itself provides schooling for all age groups, a wide range of day to day amenities and a Health Centre.

Accommodation

Living Room	11' 11" x 10' 3"	(3.64m x 3.13m)
Dining Room	12' 6" x 8' 11"	(3.81m x 2.72m)
Kitchen (Not fitted)	7' 11" x 6' 6"	(2.41m x 1.97m)
Rear Hallway		
Bathroom (Not fitted)	7' 10" x 5' 2"	(2.4m x 1.58m)
Conservatory	15' 5" x 4' 6"	(4.71m x 1.36m)
Bedroom 1	13' 5" x 12' 1"	(4.1m x 3.68m)
Bedroom 2		

Buyers Premium

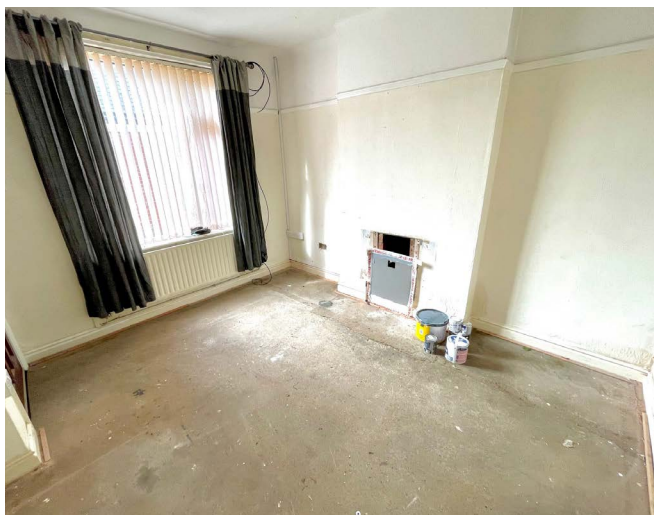
Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 inclusive of VAT. For further details on fees payable, please consult the legal pack.

Further information

EPC Rating-43/E

Solicitors-Barry Ashton Solicitors, REF Barry Ashton.
21 Bridge St, Llangollen LL20 8PF. Tel:01978861140

Directions - For satellite navigation purposes use the post code LL14 1PU. Leave the A483 city by-pass at exit 3 by Starbucks. At the roundabout take the third exit signposted Johnstown. Continue for just over mile to the first set of traffic lights at which turn right. Continue up Hill Street taking a right hand turning in to Stryt y Frenhines, and then the first left in to Cynlas Street and the property will be observed on the right hand side of the street



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LOT 10: GUIDE PRICE EXCESS £125,000

118 Bron Y Waun, Chirk, Wrexham, LL14 5PW



General Remarks

A three bedroom semi detached property situated in the popular town of Chirk. The property is in need of some modernisation but offers excellent potential. There is off road parking provision to the front and generous gardens to the rear, which again offer potential for improvement. The property itself is warmed by gas central heating with modern Combi boiler and includes uPVC double glazing.

Location

The property is located within a short walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Public Houses and both Infants/Junior school as well as transport to Secondary High Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. Chirk also has a railway station providing services to Birmingham & Chester.

Accommodation

Hall	12' 10" x 6' 3"	(3.92m x 1.91m)
Living/Dining Room	22' 3" x 14' 2"	(6.79m x 4.31m)
Kitchen	8' 10" x 7' 3"	(2.70m x 2.21m)
Bedroom 1	12' 1" x 12' 0"	(3.68m x 3.66m)
Bedroom 2	12' 4" x 10' 1"	(3.75m x 3.07m)
Bedroom 3	8' 6" x 8' 5"	(2.60m x 2.57m)
Bathroom	6' 4" x 5' 6"	(1.93m x 1.67m)
Separate WC	6' 3" x 2' 5"	(1.91m x 0.74m)

Outside

To the front of the property a driveway (currently overgrown) provides off road parking with a pedestrian path leading to the front door and side access gate. The rear of the property is a good sized enclosed garden with storage sheds/outbuildings to the side of the house itself.

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 subject to a minimum of £3000 inc. VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-Band 71/C.

Council Tax Band-C.

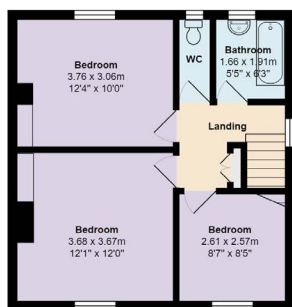
Solicitors-Mr Michael Keeling of Nexa Law Limited, Office 1, The Church Offices, Salop Road, Oswestry, Shropshire, SY11 2NR. michael.keeling@nexa.law/01691 655060.



118, Bron Y Waun, Chirk, LL14 5PW



Ground Floor



First Floor

Total Area: 87.0 m² ... 937 ft²

All measurements are approximate and for display purposes only

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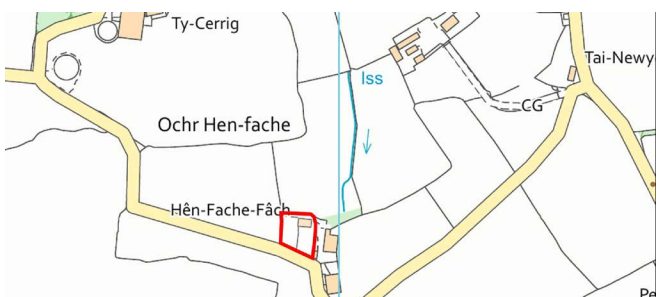
Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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LOT 11: GUIDE PRICE EXCESS £275,000

Henfache Fach, Llanrhaeadr Ym Mochnant, Oswestry, Shropshire, SY10 0DD



Further information

EPC Rating-15/G.

Council Tax Band-F.

Solicitors-Mrs Tania McGee of Lanyon Bowdler,
39-41 Church Street, Oswestry, Shropshire, SY11 2SZ.

Directions - [what3words.com/october.tidal.shell](https://www.what3words.com/october.tidal.shell)

General Remarks

A detached four bedroom country property set within circa 1/3 of an acre of gardens/land. The property has retained original features and offers great potential for further improvement in line with a buyer's requirements. Inspection of this rare addition to the sales market is essential in order to appreciate the numerous qualities on offer.

Location

The property is situated on the outskirts of the picturesque village of Llanrhaeadr-ym-Mochnant. The village itself offers a good range of local amenities including Shops, Doctors Surgery, Dentist, Public Houses and an excellent Primary School. The nearby towns of Llanfyllin (9 miles) and Oswestry (14 miles) provide a wider range of shops and facilities. The property is set in the stunning Berwyn Mountains and is also close to Pistyll Rhaeadr, the tallest Waterfall in Wales and counted as one of the Seven Wonders of Wales.

Accommodation

Sitting Room	12' 0" x 10' 11"	(3.65m x 3.34m)
Dining Room	24' 10" x 11' 0"	(7.58m x 3.36m)
Kitchen	12' 10" x 11' 10"	(3.92m x 3.60m)
Utility Room	12' 0" x 4' 5"	(3.65m x 1.35m)
Bedroom One	11' 11" x 11' 0"	(3.64m x 3.36m)
Bedroom Two	11' 11" x 11' 0"	(3.64m x 3.35m)
Bedroom Three	12' 1" x 11' 0"	(3.68m x 3.35m)
Bedroom Four	7' 9" x 5' 11"	(2.37m x 1.80m)
Bathroom	12' 0" x 11' 1"	(3.65m x 3.37m)
Store room	10' 7" x 6' 0"	(3.23m x 1.84m)
Lean to	12' 3" x 4' 7"	(3.74m x 1.40m)
Former W.C.	4' 8" x 3' 1"	(1.41m x 0.95m)

Outside

The property is set within a generous plot with gardens/grounds extending to 1/3 of an acre (0.13 hectare). It borders open countryside to the side and rear while there is an access gateway to the front leading onto the roadway.

Buyers Premium

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

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LOT 12: GUIDE PRICE £150,000

Llys Llewelyn Blackwood Road Garth LL20 7YL



General Remarks

Standing within grounds extending to approximately 1.6 acres this three bedroom detached bungalow is in need of a complete scheme of modernisation but there is also the potential to build a replacement dwelling, subject to the necessary planning consents. Commanding far reaching views over the Dee Valley the property is tucked away down a private lane at the top of Garth and internally briefly comprises an entrance porch, hallway, living room, breakfast room, kitchen, three bedrooms and a bathroom.

Location

The property is located on the outskirts of the desirable village of Garth and boasts delightful views of the picturesque Dee Valley. The property is ideally placed with commuter links to the nearby A539 providing easy access to the nearby city of Wrexham and the towns of Llangollen and Oswestry, as well as the larger centres of Chester and Shrewsbury beyond. The nearby village of Trevor is well serviced by public transport with regular bus links passing through the village and the nearest Train Station being located approximately 2.5 miles away in the village of Ruabon.



Accommodation

Living Room	12' 9" x 12' 6"	(3.88m x 3.81m)
Breakfast Room	12' 5" x 8' 3"	(3.79m x 2.51m)
Kitchen	6' 7" x 5' 5"	(2.01m x 1.66m)
Bedroom 1	12' 4" x 10' 4"	(3.75m x 3.16m)
Bedroom 2	12' 4" x 10' 5"	(3.77m x 3.18m)
Bedroom 3	12' 5" x 6' 9"	(3.78m x 2.05m)
Bathroom	6' 8" x 6' 7"	(2.02m x 2.00m)

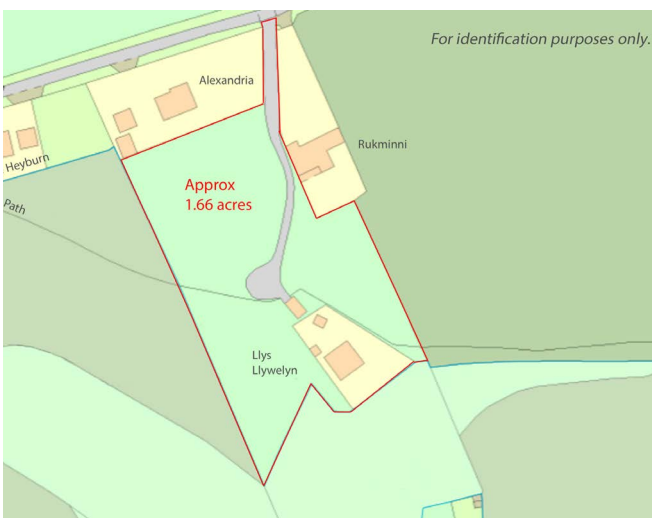
Buyers Premium

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

Further information

Directions—For satellite navigation use the Post Code LL20 7YL. Leave Llangollen on the Wrexham Road continuing into the village of Trevor. Take the left-hand turning signposted Garth and ascend the hill. After passing the School on the right-hand side take the left-hand turn shortly afterwards onto Blackwood Road. The lane providing access to the property will be observed on the left hand side of the road after approximately 400 metres.

Solicitors—Gough-Thomas and Scott (Ref: Jenny Morris) of 1 Salop Road, Oswestry, SY11 2NR. Tel: 01691 655600.



BOWEN

SINCE 1862

Llangollen Office: 34 Castle St, Llangollen LL20 8RT

01978 860346 | bowen.uk.com | llangollensales@bowen.uk.com



LOT 13: GUIDE PRICE EXCESS £450,000

Top House Farm, Rhosygadfa, Oswestry, Shropshire, SY10 7BP



General Remarks

A rare opportunity to acquire a four bedroom country property requiring a scheme of modernisation, set within circa 7.02 acres (2.843 ha) of surrounding gardens, grounds and land. The property also includes an attached barn alongside additional outbuildings and offers huge potential to create a superbly located country residence. Early inspection is essential in order to appreciate this most individual addition to the sales market.

Location

The holding is situated in the rural hamlet of Rhosygadfa between the villages of Gobowen and St Martins. Both villages have an excellent range of shops and amenities including primary and secondary schools, shops, post office and public houses. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury and Wrexham and the city of Chester. The property is within easy walking distance of a bus stop whilst the train station at Gobowen provides services to Birmingham and Manchester.

Accommodation

Porch	11' 0" x 7' 4"	(3.35m x 2.23m)
Kitchen/Dining/ Living Room	25' 0" x 15' 1"	(7.63m x 4.61m)
Conservatory	15' 0" x 11' 4"	(4.58m x 3.45m)
Dining Room	15' 2" x 10' 2"	(4.62m x 3.10m)
Shower/Dressing Room	14' 8" x 9' 6"	(4.47m x 2.89m)
Hall	10' 0" x 8' 0"	(3.05m x 2.45m)
Utility/Pantry	10' 2" x 7' 3"	(3.11m x 2.22m)
Sitting Room	14' 11" x 15' 11"	(4.55m x 4.86m)
Bedroom 1	14' 11" x 15' 10"	(4.54m x 4.82m)
Bedroom 2	10' 2" x 11' 11"	(3.09m x 3.62m)
Bedroom 3	15' 2" x 10' 2"	(4.63m x 3.09m)
Bedroom 4	14' 10" x 15' 0"	(4.52m x 4.57m)
Attic Room	14' 6" x 8' 0"	(4.43m x 2.44m)
Bathroom	13' 2" x 11' 5"	(4.01m x 3.47m)
Attached Barn	26' 11" x 16' 4"	(8.20m x 4.99m)

Outbuildings: The property includes a range of outbuildings surrounding the yard. These briefly comprise the following: Outbuilding 1 & 2 (6.96m x 5.75m) - Recently re-roofed and with two pairs of double doors opening onto the yard. Outbuilding 3 (5.58m x 4.00m) - Recently re-roofed and with a pair of double doors opening onto the yard. Open Fronted Store (6.20m x 3.55m) - Recently re-roofed. Store Building Two (9.15m x 7.34m) - With gated entrance to front.

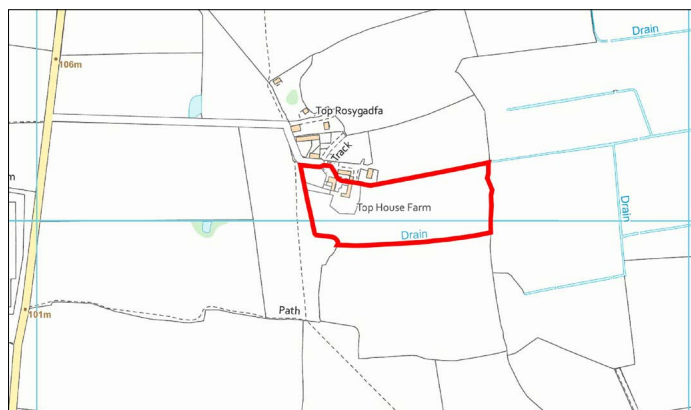
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Top House Farm (continued)



Outside

The property is set within extensive gardens, grounds and land extending to circa 7.02 acres (2.843 ha). The gardens and grounds extend to just over half an acre with the remaining 6.44 acres (2.61 ha) being good quality agricultural land laid to permanent pasture.

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

Directions – From Gobowen, proceed out of the village towards Whittington on the B5009. At the next major junction turn left, signposted for the Park Hall countryside experience. Follow the road ahead for just under 3/4 of a mile, passing the right turn signposted for Hindford and taking the next turning right with a field gate in front of you. Follow the road ahead for half a mile before taking the first turning right (signposted by a No Through Road sign). Follow the road ahead and around to the right by a red brick property. Continue to follow the road and the driveway to the property will be found on the right hand side, as identified by the auctioneer's For Sale board.

what3words.com/apples.helped.sweetener

EPC Rating–Band 35/F.

Council Tax Band-D.

Solicitors–Mrs Carole Johnson of Crampton Pym & Lewis, The Poplars, 47 Willow Street, Oswestry, Shropshire. SY11 1PR. Tel: 01691 653301.



The conduct of the Auction

Important notice

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

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

Our role

As agents for each seller we have authority to:

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

Guide Prices

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

Reserve Prices

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

The particulars and other information

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

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

The contract

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

You must before leaving the auction:

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

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

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

Auction information

The Catalogue

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

Pre Auction Sales

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

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

Legal Packs

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

Solicitors Details

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

Deposit

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

Administration Charge

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

Insurance

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

Post Auction Sales

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



How to Register

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

Instructions

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

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

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

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

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



List A - photo ID



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



List B - proof of address



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


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

- Option 1** Register with your original documents at the auction. Please arrive before 1.30pm to allow sufficient time.
- Option 2** Come to any of our offices with your 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@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.





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