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# 11 Lots for Sale by Auction

**Winter Sale 5th December 2024**

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



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# 11 Lots For Sale By Auction

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Auction to commence at 2pm

Lion Quays Resort, Weston Rhyn, Oswestry SY11 3EN

**2025 Auction dates:** Thursday 20th March (closing date for entries Friday 7th February), Thursday 26th June, Thursday 25th September, and Thursday 11th December

## Order Of Sale

LOT 1	47 Bertie Road, Wrexham LL13 8EH	Guide Price* £70,000
LOT 2	35 Holyrood Crescent, Wrexham LL11 2EN	Guide Price* £40,000
LOT 3	1 & 1A Willow Street, Oswestry Shropshire, SY11 1AF	Guide Price* Excess £180,000
LOT 4	White Gables, 8 Cabin Lane, Oswestry, SY11 2LY	Guide Price* £100,000 to £120,000
LOT 5	Bathafarn House, Market Street, Ruthin LL15 1AU	Guide Price* £270,000
LOT 6	60 Bran, Acrefair, Wrexham LL14 3HD	Guide Price* £70,000 to £80,000
LOT 7	8 Coed Afon, Llangollen LL20 8LB	Guide Price* £150,000
LOT 8	Building Plot at Cwmalis Road, Froncysyllte, Llangollen LL20 7RR	Guide Price* £40,000
LOT 9	Bryn Y Coed, Berwyn Street, Llangollen LL20 8NA	Guide Price* £160,000
LOT 10	10 Rock Place, Cefn Mawr, Wrexham LL14 3DE	Guide Price* £40,000
LOT 11	1 and 2 Sunny View, Holt Road, Cross Lanes, Wrexham, LL13 0UB	Guide Price* £200,000

\* 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.



# Auction Contacts



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Partner

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01691 622534



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Partner

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01978 340000



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B.SC(Hons)

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**Roly Jones** FRICS

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Valuer

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01978 860346

## Looking for property?

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## LOT 1: GUIDE PRICE £70,000

# 47 Bertie Road, Wrexham LL13 8EH



### General Remarks

An inter-terraced property previously externally modernised to Grant Standards but requiring complete internal refurbishment. It comprises entrance hall, lounge, living room, kitchen, rear hall, bathroom, two bedrooms, attic room, solar panels, front and rear gardens. Convenient location close to the city centre. It was modernised externally to Grant Standards in the 1990's including a re-slatted roof, new rainwater goods, re-pointing and PVCu double glazed windows.

### Location

The property is situated within the established "Smithfield" residential area only a quarter of a mile from Eagles Meadow and the city centre.

### Accommodation

Entrance Hall	12' 0" x 3' 0"	(3.65m x 0.91m)
Lounge	11' 11" x 8' 9"	(3.63m x 2.66m)
Living Room	13' 9" x 12' 0"	(4.19m x 3.65m)
Kitchen	8' 9" x 5' 1"	(2.66m x 1.55m)
Rear Hall	6' 1" x 2' 8"	(1.85m x 0.81m)
Bathroom	7' 2" x 5' 6"	(2.18m x 1.68m)
Bedroom 1	12' 1" x 11' 10"	(3.68m x 3.60m)
Bedroom 2	12' 1" x 11' 1"	(3.68m x 3.38m)
Attic Room	13' 9" x 10' 8"	(4.19m x 3.25m)

### Outside

Front garden area with pedestrian gated access. At the rear there is an enclosed Yard Area with an at present uncultivated garden beyond a pedestrian right of way.

### 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

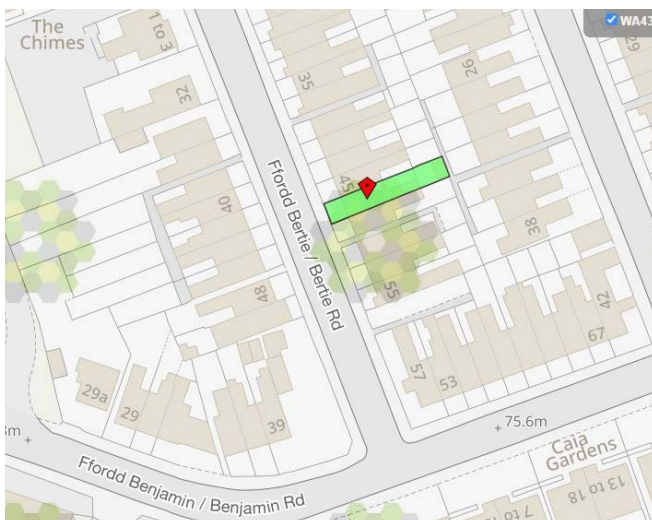
*EPC Rating-40/E.*

*Council Tax Band-B.*

*Solicitors- Daniela Fishwick, Allington Hughes, 2 Vicars Lane, Chester, CH1 1QX. daniela.fishwick@allingtonhughes.co.uk 01244 312166*



If inspecting the attic storeroom, great care should be taken on the stepped access as there are no handrails in place.



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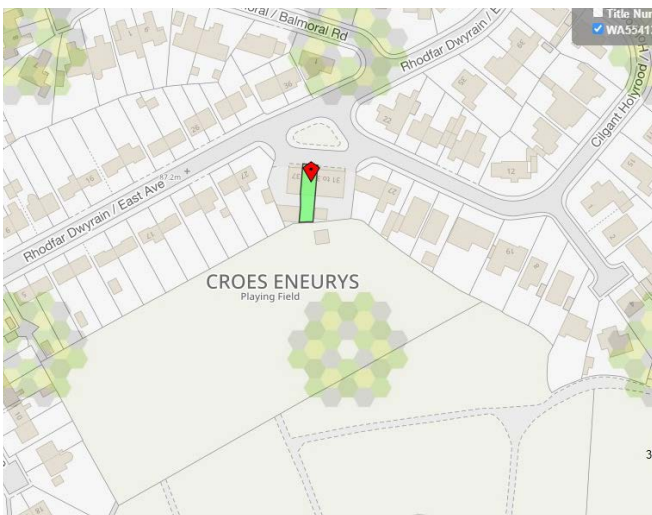


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## LOT 2: GUIDE PRICE £40,000

# 35 Holyrood Crescent, Wrexham LL11 2EN



### General Remarks

A single storey lock-up commercial premises extending to approximately 608 square feet (56 square metres) in an excellent secondary trading location within an established residential area off East Avenue. Used as a printing workshop for many years it is ideally suited to a number of retail uses (subject to consent). Freehold. RV £5200.

### Location

The property is set behind a parking lay-by within a long established residential area at the boundary of the Rhosddu and Croes Eneurys districts. It is situated just off East Avenue approximately a mile equidistant between the city centre and Gresford roundabout.

### Accommodation

34' 0" x 18' 0" (10.36m x 5.48m) Hardwood framed double display front windows with central doorway. Existing internal temporary divisions to form Reception, Office, Workshop and WC. Racking, wall shelving and desk unit. Rear external door.

### Outside

Vehicular right of way to rear at present uncultivated area which could provide off street 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 £3,600 inclusive of VAT. For further details on fees payable, please consult the legal pack.

### Further information

*EPC Rating* - 82/D.

*Council Tax Band* - C.

*Solicitors* - Messrs Allington Hughes, 2, Vicars Lane, Chester CH1 1QX Ref: Daniela Fishwick. Tel: 01244 312166. Email: [daniela.fishwick@allingtonhughes.co.uk](mailto:daniela.fishwick@allingtonhughes.co.uk)

*Directions* - For satellite navigation use the post code LL11 2EN. Leave the city centre on the B5425 Rhosddu/Llay New Road. Continue until passing the railway tunnel on the left then turn right onto East Avenue. The property will be seen after about 200 yards immediately after the fourth junction on the right.

*Services* - Mains 3 phase electricity, water and drainage are connected subject to statutory regulations.

*Outgoings* - Rateable Value £5200.

*Tenure* - Freehold. Vacant Possession on Completion.

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## LOT 3: GUIDE PRICE Excess £180,000

1 & 1A Willow Street, Oswestry,  
Shropshire, SY11 1AF



### General Remarks

A rare opportunity to purchase a mixed retail and residential investment property comprising of a ground floor shop unit with a recently renovated large two bedroom apartment above, situated in the centre of the popular market town of Oswestry.

### Location

The property is centrally located in the historic centre of the busy market town of Oswestry, close to the town's selection of shops, restaurants, public houses and other amenities. The property fronts directly onto B4580, the main route through the town centre, with the main pedestrianised shopping areas also in close proximity. The renowned Cae Glas Park is adjacent to the property whilst the town is surrounded by picturesque countryside which is easily accessible. A number of renowned public and private schools are also based within the town.

### Accommodation

#### Shop Accommodation

Main Shop	26' 5" x 15' 7"	(8.06m x 4.75m)
Store Room	16' 11" x 7' 2"	(5.15m x 2.18m)
WC	7' 0" x 5' 3"	(2.13m x 1.61m)

#### Apartment Accommodation

Kitchen	15' 9" x 10' 5"	(4.8m x 3.18m)
Lounge	15' 4" x 14' 8"	(4.68m x 4.48m)
Bedroom 1	15' 0" x 15' 9"	(4.58m x 4.8m)
Bedroom 2	11' 0" x 10' 11"	(3.36m x 3.33m)
Shower Room	7' 6" x 5' 3"	(2.28m x 1.6m)

### Outside

A door off the Store Room leads to a rear yard, with shared pedestrian access to the street.

### 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** - EPC for Shop C(60), Apartment F(31) - With valid EPC exemption until 2029

**Apartment Council Tax Band** - Council Tax Band - 'A'.

**Solicitors**-Hannah Tomley of Gough Thomas & Scott, 8 Willow Street, Ellesmere, SY12 0AQ. Tel: 01691 622413.

**Rateable Value**: - We are informed that the current Rateable Value of the commercial premises is £10,750.

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## LOT 4: GUIDE PRICE £100,000 to £120,000

# White Gables, 8 Cabin Lane, Oswestry, SY11 2LY



### General Remarks

A generously sized four bedroom detached house set in a private plot in need of a scheme of total renovation yet with the potential to create an excellent family home.

### Location

The property is situated in a popular residential area within easy walking distance of the centre of the busy market town of Oswestry. 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. The nearby train station at Gobowen provides service links to Manchester and Birmingham whilst the town has an excellent bus service.

### Accommodation

Lounge	19' 0" x 11' 8"	(5.79m x 3.56m)
Dining Room:	16' 2" x 10' 5"	(4.93m x 3.17m)
Cloakroom/WC		
Kitchen	10' 10" x 10' 0"	(3.31m x 3.06m)
Bedroom One	13' 10" x 10' 8"	(4.21m x 3.24m max)
Bedroom Two	11' 9" x 10' 8"	(3.58m x 3.25m)
Bedroom Three	11' 8" x 8' 0"	(3.55m x 2.43m)
Bedroom Four	10' 10" x 9' 10"	(3.3m x 3.0m)
Bathroom	10' 5" x 4' 11"	(3.17m x 1.5m)

### Outside

Large gardens to the front and rear of the property.

Garage	14' 9" x 8' 2"	(4.5m x 2.5m)
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Tarmac driveway.

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

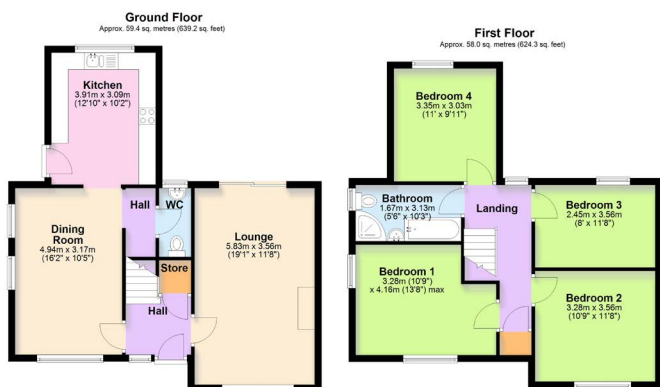
### Further information

*EPC Rating-53/E.*

*Additional notes-*The property appears to have suffered from some form of structural movement. Please contact the Auctioneers Oswestry office for further information.

*Council Tax Band-D.*

*Solicitors-*Crampton Pym and Lewis. The Poplars, 47 Willow Street, Oswestry. SY11 1PR. Tel: 01691 653301



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**Oswestry Office:** 35 Bailey Street Oswestry Shropshire SY11 1PX

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## LOT 5: GUIDE PRICE £270,000

# Bathafarn House, Market Street, Ruthin LL15 1AU



### General Remarks

A substantial Grade Two Listed mid nineteenth century detached dwelling providing three reception room / five bedroom accommodation in need of complete refurbishment with courtyard garden and garage centrally situated within the Conservation Area close to the centre of this popular market town in the beautiful Vale of Clwyd.

### Location

The property is situated within a Conservation Area only 150 yards from The Square at the centre of the town. Ruthin is in the County Town of Denbighshire. It is a popular market town set in the beautiful Vale of Clwyd and provides wide-ranging amenities including a choice of Supermarkets, Schools and other social amenities.

### Accommodation

Central Hall	22' 0" x 7' 9"	(6.70m x 2.36m)
Reception Room 1	15' 9" x 12' 10"	(4.80m x 3.91m)
Reception Room 2	11' 10" x 11' 10"	(3.60m x 3.60m)
Rear Reception Room 3	12' 0" x 11' 9"	(3.65m x 3.58m)
Breakfast Kitchen	16' 10" x 10' 3"	(5.13m x 3.12m)
Bedroom 1 (Front)	13' 4" x 11' 8"	(4.06m x 3.55m)
Bedroom 2 (Front)	12' 0" x 11' 11"	(3.65m x 3.63m)
Bedroom 3 (Rear)	12' 6" x 7' 10"	(3.81m x 2.39m)
Bedroom 4 (Mid)	11' 4" x 8' 3"	(3.45m x 2.51m)
Bedroom 5 (Rear)	8' 4" x 8' 1"	(2.54m x 2.46m)
Box Room	5' 3" x 3' 11"	(1.60m x 1.19m)
Bathroom	9' 6" x 5' 11"	(2.89m x 1.80m)

### Outside

Walled front garden with pedestrian gated access and side pathway leading to a courtyard-style rear garden, off which there is a brick-built Storeroom and Outside WC together with personal access door to the Garage 16'10" x 11'5" (5.13m x 3.48m) overall with Storage Area partitioned off and metal up and over 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% of the eventual sale price inclusive of VAT. For further details on fees payable, please consult the legal pack.

### Further information

EPC Rating-5|E.

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



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## LOT 6: GUIDE PRICE £70,000 to £80,000

# 60 Bran, Acrefair, Wrexham LL14 3HD



### General Remarks

A spacious two double bedroom end terrace property which has had new floor coverings fitted and all of the walls have been freshly painted in neutral tones. The property is of non-standard construction but would make for an ideal family home or an excellent rental property with a potential income of £650 per calendar month as it currently stands. The living accommodation has PVCu double glazed windows and doors and also benefits from a "Worcester" combination boiler, and has a bathroom with white suite. Previously a rental property, it complies with all the Rent Smart Wales requirements which is another major selling point. Viewing advised.

### Location

Acrefair lies on the A539 between Ruabon (2 miles) and Llangollen (6 miles). It lies within the Dee Valley and is close to the Aqueduct at Pontcysyllte, which is a UNESCO World Heritage Site. Ruabon has a Railway Station on the Chester/Shrewsbury line and is by-passed by the A483 dual carriageway with access points to Wrexham (7 miles), Chester (16 miles) and the motorway network to the north with Oswestry, Shrewsbury and the M54 to the south.

### Accommodation

Living Room	15' 0" x 10' 4"	(4.57m x 3.15m)
Kitchen/Diner	18' 1" x 7' 6"	(5.51m x 2.29m)
Bedroom 1	12' 2" x 12' 0"	(3.72m x 3.66m)
Bedroom 2	12' 1" x 10' 10"	(3.68m x 3.29m)
Bathroom	6' 0" x 5' 9"	(1.82m x 1.74m)
Separate WC		

### Outside

There is a communal Car Parking Area within a short distance of the property. The front garden enjoys a good degree of privacy and is low maintenance. The enclosed rear garden combines a lawned section with a further Patio. There is also an outside Storage Shed accessed from the rear garden.

### Buyers Premium

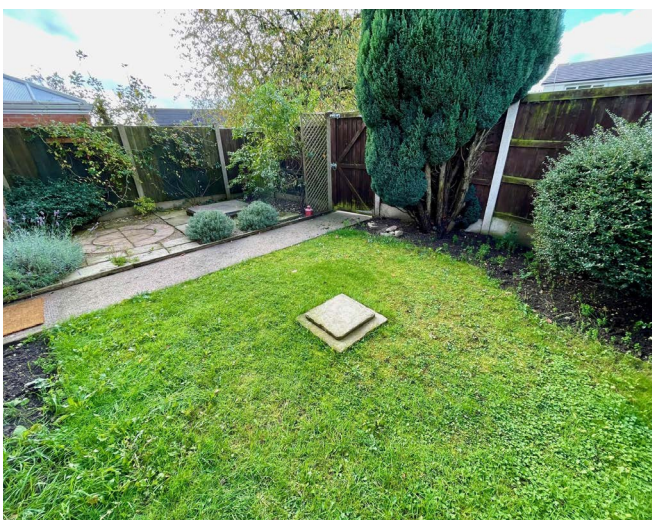
Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 inclusive of VAT. For further details on fees payable please consult the legal pack.

### Further information

EPC Rating - 68|D.

Council Tax Band - B

Solicitors-Micheal Keeling of Nexa Law. Suite 2, Salop House, 13 Salop Rd, Oswestry SY11 2NR. 01691 655060



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**LOT 7: GUIDE PRICE £150,000**

**8 Coed Afon, Llangollen LL20 8LB**



**General Remarks**

A beautifully presented two bedroom property which has been modernised by the current owner to a very high standard. Neutrally decorated throughout, the property benefits from a good sized kitchen/diner, off-road parking and an ample rear garden. Located within easy walking distance of the town centre, the property briefly comprises an entrance hallway; living room; kitchen/diner; downstairs w.c.; landing; living room; kitchen/diner; downstairs w.c.; landing; main bedroom; further double bedroom and a family bathroom with modern white suite. An early viewing is essential.

**Location**

Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with both Ruabon and Chirk Train Stations only 15 minutes away, Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day-to-day amenities, good Schooling, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers, and numerous small Boutiques.



**Accommodation**

**Entrance Hallway**

<b>Living Room</b>	13' 9" x 11' 11"	(4.18m x 3.62m)
<b>Kitchen/Diner</b>	12' 2" x 10' 10"	(3.71m x 3.30m)
<b>Inner Hallway</b>		
<b>Downstairs WC</b>		
<b>Bedroom 1</b>	12' 2" x 11' 11"	(3.70m x 3.64m)
<b>Bedroom 2</b>	12' 6" x 7' 11"	(3.82m x 2.41m)
<b>Bathroom</b>	8' 11" x 6' 11"	(2.73m x 2.10m)

**Outside**

Externally there is a driveway to the front elevation providing Off-Road Parking along with a lawned section. The rear garden combines a paved Patio leading off the Kitchen/Diner with a further lawned section bordered by mature shrubs and hedges.

**Buyers Premium**

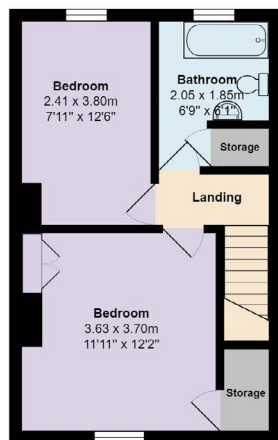
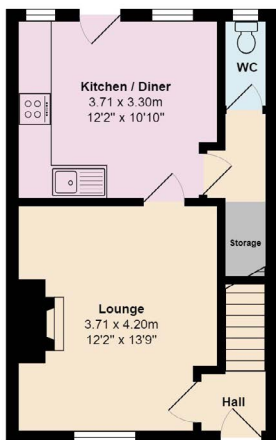
Please note that the purchasers will be responsible for paying a Buyer's Premium in addition to the purchase price set at 2.4% inclusive of VAT. For further details on fees payable, please consult the legal pack.

**Further information**

*Solicitors*—Messrs. – GHP Legal, The Old Bank, Berwyn Street, Llangollen, LL20 8ND (Ref: Ms Lauren Blackford). Tel: 01978 860313. Email: Lauren.Blackford@ghplegal.com.

EPC – EPC Rating – 67|D.

8, Coed Afon, Llangollen, LL20 8LB



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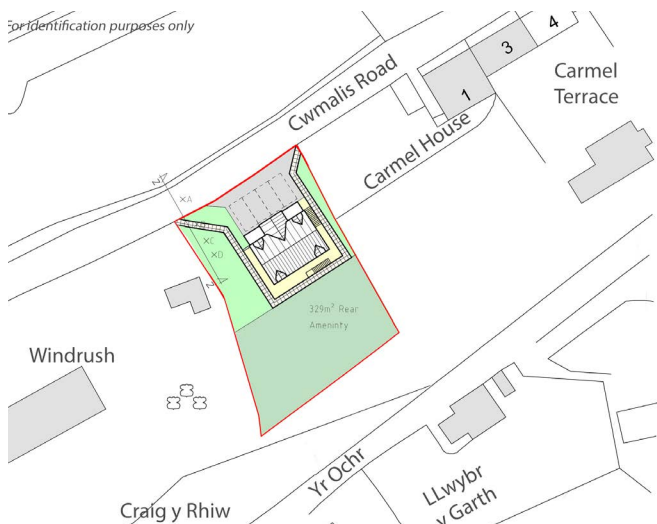
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**Llangollen Office:** 34 Castle St, Llangollen LL20 8RT



## LOT 8: GUIDE PRICE £40,000

# Building Plot at Cwmalis Road, Froncysyllte, Llangollen LL20 7RR



### General Remarks

A single residential building plot enjoying wonderful outlooks over the picturesque Dee Valley and towards the World Heritage Site of Pontcysyllte Aqueduct. The plot has a frontage of approximately 22.5 metres and a depth of approximately 32.5 metres – approximately 0.18 acres.

### Planning Permission:

Outline Planning Permission was granted by Wrexham County Borough Council for the development of the land (subject to reserved matters and conditions) on the 2nd September 2024 under Code Number P/2021/0983. Full documents can be downloaded at the Wrexham Council Planning portal at [www.wrexham.gov.uk](http://www.wrexham.gov.uk) and searching the planning register under Code Number P/2021/0983.

Architects: The Planning Permission was secured by Blueprint Architectural, Office 3K4, Redwither Business Tower, Wrexham, LL13 9XT. 01978 356500. [www.blueprintarchitectural.com](http://www.blueprintarchitectural.com)

### Services

It is believed that mains water, gas, electricity and foul drainage are available for connection from Cwmalis Road subject to statutory regulations.

### Buyers Premium

Please note that the purchasers will be responsible for paying a Buyer's Premium in addition to the purchase price set at £2640.00 inclusive of VAT. For further details on fees payable, please consult the legal pack.

### Further information

**Solicitors**—Messrs. GTS Solicitors, 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ (Reference: Ms Claire Andrews).

**Directions** – From Llangollen: Leave Llangollen on the A5 in the direction of Chirk. Pass Llangollen Golf Club and on through the trees. After approximately 3.4 miles from Llangollen take the right-hand fork onto Cwmalis Road. The property will be approached on the right-hand side opposite a parking lay-by on the left.

From Chirk: Leave Chirk on the A5 in the direction of Llangollen and continue into the village of Froncysyllte. In the village and just opposite the turning for the Canal and Aqueduct fork left onto Alma Road. At the corner continue ahead onto Cwmalis Road, when the plot will be approached on the left-hand side opposite a parking lay-by on the right.

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## LOT 9: GUIDE PRICE £160,000

# Bryn Y Coed, Berwyn Street, Llangollen LL20 8NA



### General Remarks

Arranged over three floors and with three cellar rooms, this five bedroom period property is generously proportioned throughout and offers buyers excellent potential to enhance and modernise the living accommodation to their own personal tastes.

### Location

Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with both Ruabon and Chirk Train Stations only 15 minutes away, Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day-to-day amenities, good Schooling, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers, and numerous small Boutiques.

### Accommodation

#### Entrance Hallway

Cellar: Three rooms comprising 2.74m x 3.84m, 3.54m x 1.58m and 3.68m x 1.18m

Living Room	12' 11" x 12' 7"	(3.94m x 3.83m)
Dining Room	12' 11" x 10' 7"	(3.94m x 3.22m)
Kitchen	15' 1" x 7' 4"	(4.59m x 2.23m)
Bedroom 1	13' 0" x 11' 4"	(3.96m x 3.46m)
Dressing Room/ Home Office	9' 9" x 6' 7"	(2.97m x 2.01m)
Bedroom 3	12' 11" x 11' 4"	(3.93m x 3.45m)
Bathroom	8' 2" x 8' 0"	(2.48m x 2.44m)
Separate WC		
Bedroom 2	13' 1" x 11' 2"	(4m x 3.4m)
Bedroom 4	13' 0" x 11' 5"	(3.95m x 3.48m)
Bedroom 5	12' 9" x 6' 10"	(3.88m x 2.08m)

### Outside

Externally there is a low maintenance garden to the front of the property with a courtyard garden to the rear accessed via the kitchen.

### 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

Solicitors-Barry Ashton Solicitors (Ref: Barry Ashton) of 21 Bridge Street, Llangollen LL20 8PF. Tel: 01978 861140.

EPC - tbc.

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Llangollen Office: 34 Castle St, Llangollen LL20 8RT

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## LOT 10: GUIDE PRICE £40,000

# 10 Rock Place, Cefn Mawr, Wrexham LL14 3DE



### General Remarks

Occupying a sloping plot extending to approximately 897 square metres (approximately 0.2 acres) and enjoying outlooks over Cefn Mawr, this detached stone-built bungalow offers terrific potential for a complete, back to stone refurbishment. The property is double glazed and currently has two bedrooms, a living room, kitchen and a bathroom. There is parking to the side and there is a former outside WC.

### Accommodation

Dining Kitchen	13' 10" x 8' 2"	(4.22m x 2.50m)
Living Room	13' 9" x 12' 9"	(4.19m x 3.89m)
Bedroom 1	12' 6" x 8' 10"	(3.81m x 2.70m)
Bedroom 2	13' 9" x 4' 2"	(4.19m x 1.26m)
Rear Lobby	7' 0" x 3' 3"	(2.13m x 0.98m)
Shower Room	6' 7" x 6' 5"	(2.01m x 1.96m)

### Outside

The property occupies an irregular-shaped plot - see plan to the left. The property is approached from the highway to a private drive, over which there is a further right of way in favour of the dwelling next-door. The gardens are presently uncultivated. To the side elevation there is Off-Road Parking together with a Former WC.

### Buyers Premium

Upon the fall of the hammer, the purchaser will be responsible for the Buyer's Premium of £2,500 inclusive of VAT together with an Auctioneer's admin fee of £300.00 inclusive of VAT.

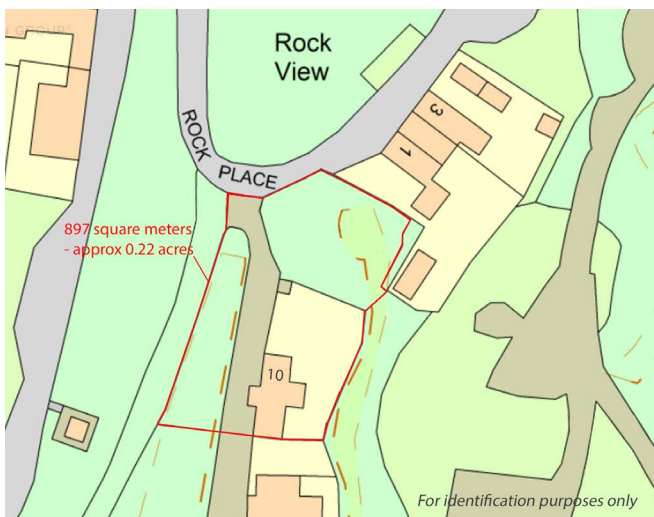
### Further information

EPC Rating-29/F.

Council Tax Band-B.

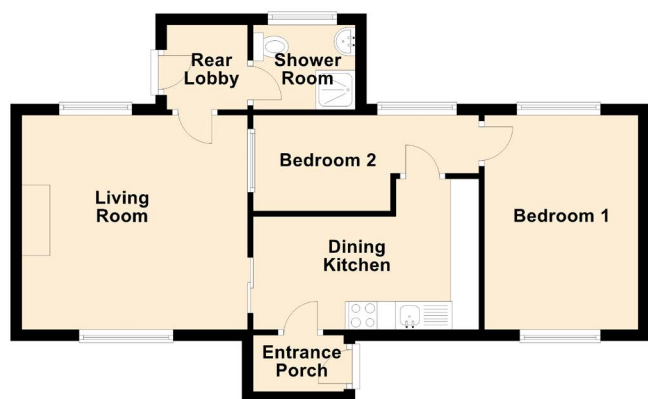
Solicitors-Mr Barry Ashton, Barry Ashton Solicitors, 21 Bridge Street, Llangollen, Denbighshire. LL20 8PF  
barry.ashton@barryashtonsolicitor.co.uk 01978 861140

Directions - Leave Wrexham on the A483 dual carriageway in the direction of Oswestry taking the exit signposted Llangollen. Continue ahead across the roundabouts in the direction of Acrefair. After passing through Plas Madoc into Acrefair, take the left-hand turning onto King Street (by The Eagles Inn Public House). Continue and take the left-hand fork onto High Street. Continue past the right-hand turning for Russell Street to the next intersection at which bear to the right, which is a continuation of High Street. Just before the row of stone houses on the right, bear left onto the single lane track (Rock Place). As the road starts to bend to the left, take the right-hand turning onto the private roadway that leads to the property.



### Ground Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



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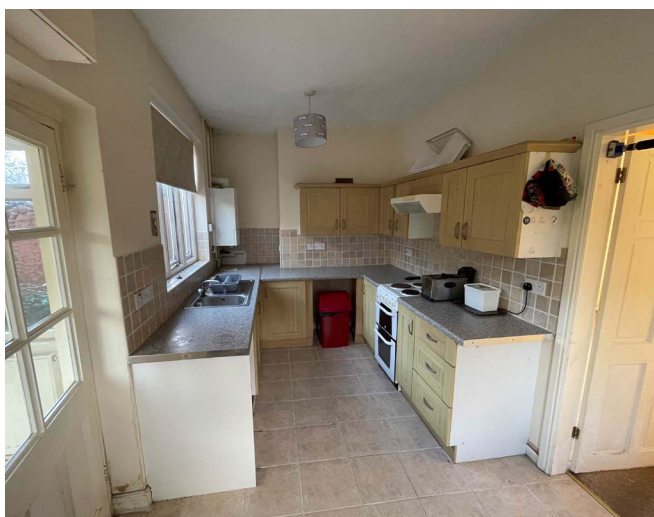
Wrexham Office: 1 King Street Wrexham LL11 1HF

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



## LOT 11: GUIDE PRICE £200,000

# 1 and 2 Sunny View, Holt Road, Cross Lanes, Wrexham, LL13 0UB



### General Remarks

A rare opportunity to purchase a pair of traditional two bedroom brick and slate semi-detached cottages in the sought-after hamlet of Cross Lanes that are held on a single title with full vacant possession. The properties have been in the ownership of the same family since they were built circa 1922 and now offer significant potential for refurbishment for sale or let.

### Accommodation

#### NO. 1 SUNNY VIEW:

Entrance Hall		
Lounge	12' 9" x 11' 11"	(3.89m x 3.62m)
Dining Kitchen	16' 2" x 7' 10"	(4.92m x 2.38m)
Rear Porch	7' 7" x 3' 0"	(2.32m x 0.92m)
WC	7' 6" x 3' 1"	(2.28m x 0.94m)
Bedroom 1	13' 0" x 11' 10"	(3.96m x 3.60m)
Bedroom 2	10' 2" x 7' 11"	(3.09m x 2.41m)
Shower Room:	5' 8" x 4' 4"	(1.73m x 1.33m)

#### NO. 2 SUNNY VIEW:

Entrance Hall	3' 7" x 3' 5"	(1.09m x 1.03m)
Lounge	12' 9" x 11' 10"	(3.89m x 3.60m)
Dining Kitchen	16' 3" x 7' 10"	(4.95m x 2.40m)
Rear Porch	7' 6" x 2' 11"	(2.29m x 0.90m)
WC	7' 6" x 3' 1"	(2.28m x 0.95m)
Bedroom 1	12' 11" x 11' 10"	(3.93m x 3.60m)
Bedroom 2	9' 0" x 8' 0"	(2.74m x 2.43m)
Shower Room	5' 6" x 4' 5"	(1.68m x 1.34m)

### Outside

To the side elevation there is a Parking driveway, with further Parking to the rear. Each property has a defined Rear Yard and front area of garden with pedestrian pathway leading onto the highway. The boundaries to the property are apparently well-defined with mature hedges and fences.

### Buyers Premium

The sale of the property will be subject to a buyers premium in addition to the sale price. The premium will be based upon the figure on the fall of the hammer at 2.4% inclusive of VAT.

### Further information

*EPC Rating*-No. 1 Sunny View 55|D. No. 2 Sunny View 58|D.

*Council Tax Band*-B for both properties

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

kaylee.evans@lblaw.co.uk 01691 652241

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**Wrexham Office:** 1 King Street Wrexham LL11 1HF

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Our team of RICS registered chartered surveyors have an in-depth knowledge of your local property market, allowing us to assess your property and deliver accurate valuations.

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- Matrimonial
- Court / Expert Witness
- Insurance Reinstatement
- Charities Act
- Annual Stocktaking
- Livestock, Plant & Machinery

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Are you sure that the property that you are purchasing is defect free? Our team of friendly and efficient Chartered Surveyors and Building Surveyors can provide you with expert advice for the purchase of a residential or commercial property. We offer the full RICS suite of services. Our tailored inspections can deal with any aspect of a property.

- Buildings Surveys
- Homebuyer Report & Valuation
- Home Condition Report
- Schedule of Dilapidations
- Conservation and Listed Buildings Work
- Party Wall Survey







## Planning & Development

Contact your local branch for more information on planning and development with Residential, Rural and Commercial areas.

Residential, Rural, Commercial

- Pre Planning Enquires
- Permitted Development Rights
- Planning Applications and Appeals
- Site Appraisals
- Local Development Plan Reviews
- Neighbourhood Planning
- Architectural Design Services

## Landlord & Tenant

Contact your local branch for more information on Landlord and Tenant within Residential, Rural and Commercial areas.

- Preparation & advice on all Residential, Rural and Commercial Leases
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- Rent Reviews
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- Dilapidations
- Schedule of Conditions, Dilapidation's and Compensation Advice
- Buildings Maintenance and Refurbishment Management



# 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.

## Buyer's Premium

Purchasers will be legally bound to pay the buyer's premium on exchange of contracts, the legal pack will have full details.

## 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](mailto: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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