



BOWEN
PROPERTY SINCE 1862



6 Lots for Sale by Auction

Spring Sale 20th March 2025

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

Auction Contacts



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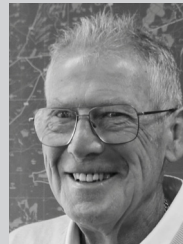
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6 Lots For Sale By Auction

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SINCE 1862

20 March
2025

Auction to commence at 2pm

Lion Quays Resort, Weston Rhyn, Oswestry SY11 3EN

2025 Auction dates: Thursday 26th June (closing date for entries Friday 16th May), Thursday 25th September, and Thursday 11th December

Order Of Sale

LOT 1	1 Railway Terrace, Ellesmere, SY12 0BB	Guide Price* £120,000-£140,000
LOT 2	1 Park View, Lane End, Penley, Wrexham, LL13 0LN	Guide Price* Excess £150,000
LOT 3	24 Queens Avenue, Off City Road, Chester, CH1 3BG	Guide Price* Excess £180,000
LOT 4	3 Dee Mount Terrace, Carrog, Corwen LL21 9AU Oswestry, SY11 2LY	Guide Price* £150,000
LOT 5	Bathafarn House, Market Street, Ruthin LL14 1AG	Guide Price* £270,000
LOT 6	5.36 acres of land off Llangollen Road, Trevor, Llangollen, Denbighshire, LL20 7QW	Guide Price* Excess £50,000

Moved to June Auction

Withdrawn prior to Auction

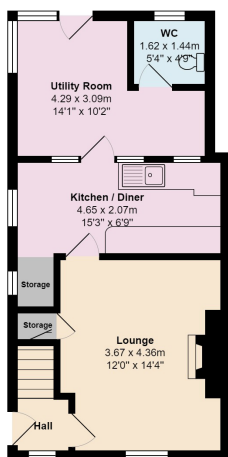
* For a full explanation of what is meant by the terms 'Guide Price' and 'Reserve Price' please refer to 'The conduct of the Auction' notes on page 18 of this catalogue.

LOT 1: GUIDE PRICE £120,000-£140,000

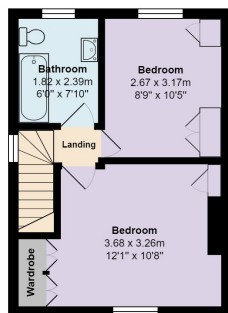
1 Railway Terrace, Ellesmere, SY12 0BB



1, Railway Terrace, Brownlow Road, Ellesmere, SY12 0BB



Ground Floor



First Floor

General Remarks

Semi-detached two-bedroom house conveniently located within walking distance of the centre of the popular North Shropshire Lakeland town of Ellesmere. The property requires a scheme of modernisation and improvement with great potential for purchasers to tailor the accommodation in line with their requirements.

Location

The property is located within the popular market town of Ellesmere which provides an excellent range of local amenities and recreational facilities. The area has a wide range of state and private schools, including the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are easily within commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available.

Accommodation

Small Entrance Hall

Living Room	14' 4" x 12' 0" (4.36m x 3.67m)
Kitchen/Dining Area	15' 3" x 6' 9" (4.65m x 2.07m)
Utility	14' 1" x 10' 2" (4.29m x 3.09m)
Separate WC	5' 4" x 4' 9" (1.62m x 1.44m)
Bedroom One	12' 1" x 10' 8" (3.68m x 3.26m)
Bedroom Two	10' 5" x 8' 9" (3.17m x 2.67m)
Bathroom	7' 10" x 6' 0" (2.39m x 1.82m)

Outside

The property is approached through a single wooden gate with a pathway leading to the side and rear of the property. A side gate allows access to the enclosed rear garden which provides potential to develop to ones personal choice.

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% inc. VAT. Subject to a minimum fee of £3,300.00 inc.VAT). For further details on fees payable please consult the legal pack.

Further information

EPC Rating - 2|F.

Council Tax Band-A.

Solicitors - Gough Thomas & Scott, 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ. Tel: 01691 622413.

Contact: Hannah Tomley

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4 SINCE 1862

LOT 2: GUIDE PRICE EXCESS £150,000

1 Park View, Lane End, Penley,
Wrexham, LL13 0LN



General Remarks

This well-appointed 3 bedroom detached house enjoys a pleasant position in the popular border village of Penley. The property has the benefit from off-road parking and an enclosed rear garden providing views over open fields.

Location

The border village of Penley has a range of local amenities including a shop and renowned Primary/Secondary Schools. The village is set within the picturesque Maelor countryside yet also benefits from excellent road links to the larger towns of Ellesmere, Wrexham & Whitchurch as well as the City of Chester. Nearby train stations can be found at Ruabon and Whitchurch.

Accommodation

Lounge	17' 3" x 14' 8"	(5.26m x 4.48m)
Entrance Hall		
Lounge/Dining Room	14' 6" x 12' 1"	(4.41m x 3.68m)
Kitchen	9' 9" x 8' 1"	(2.97m x 2.46m)
Dining Area	9' 9" x 9' 5"	(2.97m x 2.88m)
Conservatory	12' 6" x 7' 9"	(3.80m x 2.36m)
Bedroom 1	12' 5" x 10' 5"	(3.78m x 3.17m)
Bedroom 2	9' 10" x 9' 5"	(2.99m x 2.86m)
Bedroom 3	9' 3" x 7' 5"	(2.82m x 2.27m)
Fully Tiled Bathroom	7' 8" x 5' 4"	(2.35m x 1.63m)

Outside

1 Park View is approached off a small lane onto a drive providing parking.

There is access all around the property which is mainly laid to lawn with mature hedges. The rear garden has a patio area which provides views over open fields, timber shed.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% inc. VAT (Subject to a minimum fee of £3,300.00 inc. VAT). For further details on fees payable please consult the legal pack.

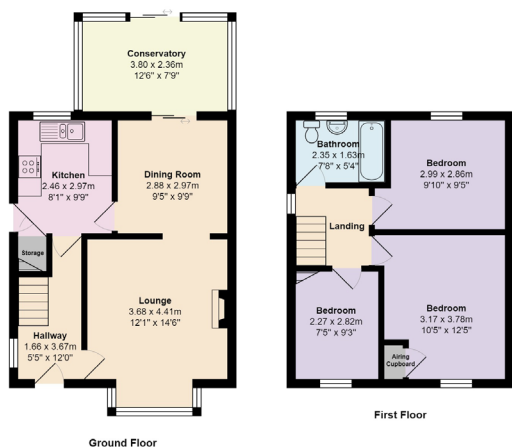
Further information

EPC Rating - 61|D.

Council Tax Band-E.

Solicitors - Ms Kathy Dodd, Allington Hughes, 10 Grosvenor Road, Wrexham, LL11 1SD.

kathy.dodd@allingtonhughes.co.uk 01978 291000



Total Area: 86.2 m² ... 927 ft²

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LOT 3: GUIDE PRICE EXCESS £180,000

24 Queens Avenue, Off City Road,
Chester CH1 3BG



General Remarks

A substantial bay fronted terraced property previously utilised as five letting rooms with additional self-contained flatlet centrally situated to the Railway Station and City Centre.

Each room is individually metered. The property is currently unoccupied and is being sold as seen.

Accommodation

Entrance Vestibule	4' 2" x 3' 7"	(1.27m x 1.09m)
Hallway	21' 5" x 5' 9"	(6.54m x 1.76m)
Shower Room	11' 1" x 2' 7"	(3.38m x 0.80m)
Room 1	14' 1" x 12' 6"	(4.28m x 3.81m)
Room 2	13' 5" x 10' 11"	(4.10m x 3.32m)
Breakfast Kitchen	15' 7" x 10' 0"	(4.75m x 3.06m)
Room 3	11' 10" x 9' 9"	(3.61m x 2.97m)
Split-Level landing	13' 4" x 5' 1"	(4.07m x 1.56m)
Room 4	10' 4" x 8' 4"	(3.14m x 2.54m)
Room 5	13' 6" x 11' 10"	(4.12m x 3.61m)

Flatlet

Hallway	10' 6" x 5' 0"	(3.19m x 1.52m)
Kitchenette	7' 11" x 5' 11"	(2.42m x 1.81m)
Sitting Room	11' 4" x 10' 7"	(3.45m x 3.23m)

On The Second Floor

Attic Storeroom	17' 2" x 11' 3"	(5.22m x 3.43m)
Shower Room (Partitioned off)		

Outside

Forecourt. Walled rear 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 3.6% inclusive of VAT. For further details on fees payable, please consult the legal pack.

Further information

Agent's Note: There has been an outbreak of dry rot in the floor of the ground floor No. 2 Room. A full timber and damp report is available upon request.

EPC Rating - 21/F

Council Tax Band-B.

Solicitors - GHP Legal, 37-39 Willow Street, Oswestry, Shropshire, SY11 1AQ Tel: 01691 659194
Contact: Richard Lloyd

Directions - For satellite navigation use the post code CHI 3BG. From the inner ring road follow the signs to the Railway Station. From the Station proceed up City Road until turning first left onto Queens Road. Turn first right into Queens Avenue when No. 24 will be seen after about 50 yards on the left.



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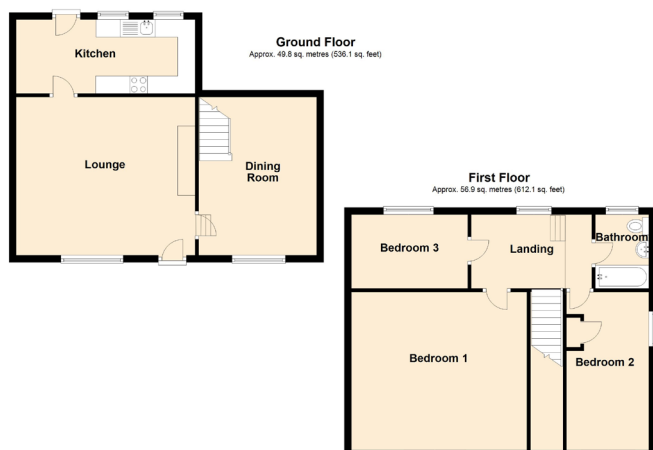
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LOT 4: GUIDE PRICE £150,000

3 Dee Mount Terrace, Carrog, Corwen LL21 9AU



General Remarks

A charming double-fronted end of terrace cottage situated centrally within the picturesque village of Carrog, which is nestled on the banks of the River Dee approximately eight miles to the west of the resort town of Llangollen. Carrog provides day to day amenities including a village Primary School and in close proximity, a busy Public House, which is award winning. The property itself provides a spacious lounge with period Inglenook fireplace, dining room and fitted kitchen to the ground floor with three bedrooms, landing/study and bathroom on the first floor. There is communal parking to the front of the property, whilst at the rear there is a raised garden.

Accommodation

Lounge	17' 3" x 14' 8"	(5.26m x 4.48m)
Kitchen	17' 3" x 6' 4"	(5.25m x 1.92m)
Dining Room	11' 5" x 7' 8"	(3.49m x 2.33m)
Landing/Study Area	6' 9" x 6' 2"	(2.07m x 1.87m)
Bedroom 1	14' 6" x 14' 5"	(4.43m x 4.39m)
Bedroom 2	11' 1" x 7' 0"	(3.39m x 2.14m)
Bedroom 3	12' 9" x 10' 8"	(3.88m x 3.26m)
Bathroom	8' 4" x 5' 8"	(2.55m x 1.72m)

Outside

To the rear of the property there is a Covered Porch with steps leading up to a lawned garden which adjoins the open countryside behind.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.5% inclusive of VAT (subject to a minimum fee of £3,300.00 inclusive of VAT). For further details on fees payable please consult the legal pack.

Further information

EPC Rating - 25|F.

Council Tax Band-D.

Solicitors - Ms Aimee Phoenix, Gittins McDonald Solicitors, 27-29 Grosvenor Road, Wrexham, LL11 1BT. ap@gittins-mcdonald.co.uk, 01978 291662.

Directions - Leave Llangollen Town on the A5 in the direction of Corwen. Continue through the village of Glyndyfrdwy and on into Llidiart y Parc. Upon arriving at the settlement boundary and the 30 mph signs, take the next turning right onto the B5437 signposted Carrog. Continue down the hill and pass over the Dee Bridge turning left at the junction. Turn right at The Grouse Inn, when the property will be observed on the left-hand side.

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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, School 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 EXCESS £50,000

5.36 acres of land off Llangollen Road, Trevor, Llangollen, Denbighshire, LL20 7UW



General Remarks

A rare opportunity to acquire 5.36 acres (2.17 ha) or thereabouts of agricultural grazing land ideally located in the Vale of Llangollen. The land is currently laid to permanent pasture and would suit a range of agricultural, equine or amenity uses subject to obtaining any necessary planning consents.

Location

The land is ideally located just off the Llangollen Road (A539) between the popular village of Trevor and renowned centre of Llangollen. Both Trevor and Llangollen are easily accessible via the wide access gateway leading onto the council maintained roadway.

Land

The land is in one long fenced parcel on the south side of the Llangollen Road and extends to approximately 5.36 acres (2.17 ha). It has been laid to pasture for a number of years and is generally in good heart. The land is enclosed by hedges and fencing, with an access gateway leading onto the A539.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at £3,300 including VAT. For further details on fees payable please consult the auction legal pack.

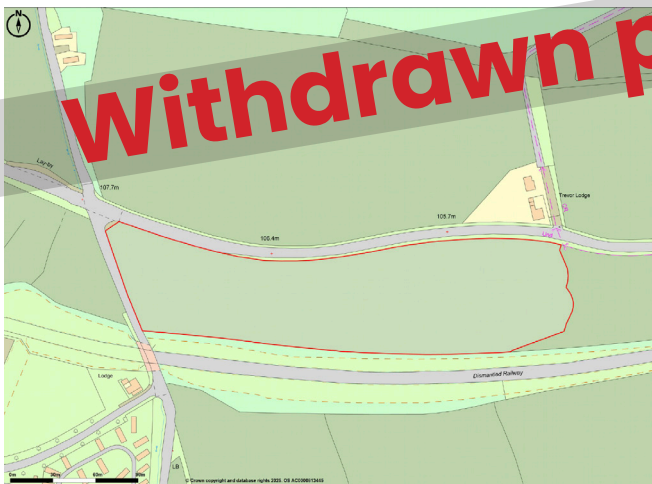
Further information

Services—We are informed that the land has a mains water connection. If the purchaser wishes to make use of this connection, they will need to contact the utility supplier (Seven Trent Water) to arrange for the installation of a water meter.

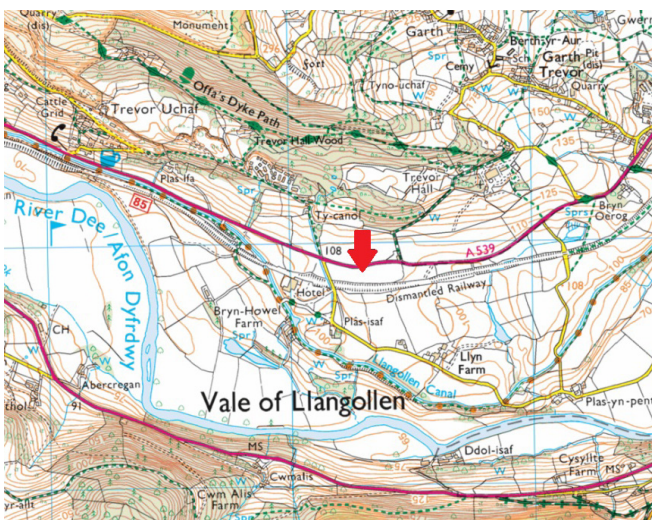
Solicitors—Mr Michael Keeling of Nexa Law Limited, Suite 2, Salop House, 13 Salop Road, Oswestry, SY11 2NR, michael.keeling@nexa.law

Directions—Leave Llangollen on the A539 in the direction of Trevor and after passing the signed right hand turning for the Bryn Howel Hotel the land's access gateway will be found on the right hand side as identified by the auctioneer's 'For Sale' board.

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



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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 areas 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.

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 contact the office dealing with the lot for details. This should be done at least 48 hours before the day of the auction to ensure that assistance with online registration can be provided in plenty of time before the auction day.

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.



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



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