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17 Lots for Sale by Auction

Summer Sale 26th June 2025

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



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17 Lots For Sale By Auction

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26 June
2025

Auction to commence at 2pm

Lion Quays Resort, Weston Rhyn, Oswestry SY11 3EN

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

Order Of Sale

Guide Price*

LOT 1	Tetchill Farmhouse, Tetchill, Ellesmere, SY12 9AW	Excess £150,000
LOT 2	Ivy Cottage, Peckforton Road, Beeston, Tarporey, Cheshire, CW6 9TR	£80,000–£100,000
LOT 3	4 Belgrave Cottages, Colemere, Ellesmere, SY12 0QN	£120,000–£150,000
LOT 4	Drawwell House, High Street, Clive, Shrewsbury, SY4 3JL	£275,000 to £325,000
LOT 5	Workshop and Garage, Hightown Road, Wrexham LL13 8EB	£30,000–£50,000
LOT 6	Pen y Lan, Pontfaen, Chirk, Wrexham LL14 5EN	£275,000
LOT 7	42 North Road, Ponciau, Wrexham LL14 1HB	£70,000
LOT 8	Minera, High Street, Glyn Ceiriog, Llangollen LL20 7EH	£80,000 to £90,000
LOT 9	6 Birch Terrace, Llangollen LL20 8LW	£85,000
LOT 10	The Manse, Hill Street, Rhosllanerchrugog, Wrexham LL14 1LW	£120,000
LOT 11	Winllan, Betws Gwerfil Goch, Corwen LL21 9PU	£230,000
LOT 12	Meadow View, Smithy Lane, Pentre Bychan, Wrexham LL14 4EN	£120,000
LOT 13	Gilfach Isa, Quarry Road, Glyn Ceiriog, Llangollen LL20 7DA	Excess £150,000
LOT 14	Flat 3A, Station Avenue, Chirk LL14 5LS	£80,000–£100,000
LOT 15	2.23 Acres Adjoining Cae-Mor, Llwynmawr, Llangollen LL20 7BE	Excess £15,000
LOT 16	Bathafarn Methodist Church, Market Street, Ruthin LL15 1AU	£50,000
LOT 17	Bathafarn House, Market Street, Ruthin LL15 1AU	£220,000

* 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 22 of this catalogue.

Auction Contacts



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01978 340000



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B.SC(Hons)

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01691 652367



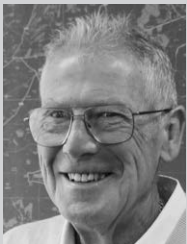
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01978 340000

Looking for property?

To keep up to date with new properties coming onto the market register your details by calling any of our offices. We will keep you informed of latest developments.

LOT 1: GUIDE PRICE EXCESS £150,000

Tetchill Farmhouse, Tetchill,
Ellesmere, SY12 9AW



General Remarks

A rare opportunity to acquire a four-bedroom former farmhouse occupying a pleasant location in the popular village of Tetchill. The property provides potential to modernise and renovate to suit one's own style. Standing in good size private gardens with private drive and parking.

Accommodation

Entrance Hall	13' 3" x 7' 0"	(4.04m x 2.13m)
Sitting Room	13' 5" x 12' 11"	(4.08m x 3.94m)
Lounge	13' 5" x 12' 11"	(4.08m x 3.93m)
Breakfast Kitchen	21' 10" x 13' 0"	(6.65m x 3.96m)
Dining Room	13' 0" x 11' 5"	(3.96m x 3.48m)
Utility Room	9' 9" x 6' 11"	(2.96m x 2.11m)
Conservatory	10' 11" x 8' 1"	(3.34m x 2.47m)
Separate WC	9' 9" x 3' 9"	(2.96m x 1.15m)
Cellarage	11' 10" x 10' 5"	(3.61m x 3.18m)
Bedroom One	13' 10" x 12' 10"	(4.22m x 3.92m)
Bedroom Two	13' 10" x 13' 0"	(4.22m x 3.95m)
Bedroom Three	13' 5" x 12' 7"	(4.09m x 3.83m)
Bedroom Four	11' 5" x 8' 0"	(3.48m x 2.45m)
Bathroom	9' 0" x 8' 0"	(2.75m x 2.43m)

Outside

The property enjoys a pleasant location on the fringe of the village set back off Farm Lane. Enclosed garden to the front and rear.

Former Brick Stable: 14' 7" x 7' 2" (4.44m x 2.19m)

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 2.00% plus VAT of the sale price subject to a minimum of £3,300 including VAT. For further details on fees payable please consult the auction legal pack.

Further information

EPC Rating-26|F.

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

Solicitors-Mr Arwel Jones, Gilbert Davies & Partners 18 Severn Street, Welshpool, Powys SY21 7AD
01938 552727 arwel.jones@gilbert-davies.com

Directions-From Ellesmere proceed out of the town along Birch Road passing the Marina on your left. After approximately one mile you will enter the village of Tetchill, turn left sign posted 'Tetchill Moor' after a short distance turn right into Farm Lane after a short distance the property can be identified on the right handside as indicated by the agent's For Sale Board.

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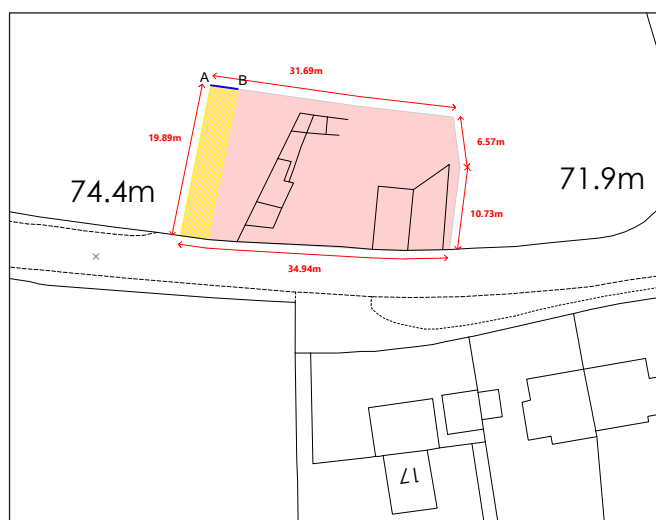
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LOT 2: GUIDE PRICE £80,000 – £100,000

Ivy Cottage, Peckforton Road, Beeston, Tarporley, Cheshire, CW6 9TR



General Remarks

A rare opportunity to acquire a derelict building standing in 0.16 of an acre or thereabouts. Ideal development project subject to the necessary planning consents. Views over open countryside and ruins of Beeston Castle.

Location

Located in the delightful Cheshire village of Beeston in the lee of the Peckforton Hills. This much sought after area is within easy reach of Bunbury village (2.5 miles) with local amenities and primary school. Tarporley (4 miles) with a diverse selection of shops, cafes, restaurants, public houses, doctors and dental surgeries along with its own community centre. Ivy Cottage is pleasantly situated with views over open countryside and ruins of Beeston Castle.

Services

We understand there is an electric and water supply to the property. However, interested parties should make their own enquiries.

Agent Note

Fencing & Boundaries Install a gate or other such feature as agreed by the Transferee and Transferor between the points 'A' to 'B' on the plan within 12 months of the date of the transfer and thereafter maintain the same in good and substantial repair and condition providing the Transferor with any keys or access codes (as required) to such gate or boundary feature, respectively: and Erect a boundary feature (as agreed by the Transferee and Transferor) between the property and the retained land within 12 months of the date of this transfer and thereafter maintain the same in good and substantial repair and condition. There is also a right of way over the Access Way for the benefit of the estate/ owners of the Retained Land.

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 2.00% plus VAT of the sale price subject to a minimum of £3,300 including VAT. For further details on fees payable please consult the auction legal pack.

Further information

EPC Rating—Exempt.

Council Tax Band—Exempt.

Solicitors—Birketts, Providence House, 141-145 Princes Street, Ipswich, IP1 1QJ Tel: 01473 232300 Contact: Imogen Grainger.

What3Words: ///agreed.play.shipwreck

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LOT 3: GUIDE PRICE £120,000-£150,000

4 Belgrave Cottages, Colemere, Ellesmere, SY12 0QN



Directions—From Ellesmere proceed along the A528 in the direction of Shrewsbury. At the crossroads turn left signposted 'Colemere Countryside Heritage Site' continue along this lane passing Wood Lane Nature Reserve. On reaching the junction Belgrave Cottages are located straight ahead identified by the agents for sale board.

General Remarks

Three-bedroom mid-terrace house with good size garden to the rear and off-road parking.

The property enjoys a pleasant rural location and offers great potential for improvement and modernisation in line with prospective purchaser's requirements.

Location

Situated in the sought-after North Shropshire hamlet of Colemere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres. The property enjoys a desirable location within walking distance of Colemere country park and sailing club. Whilst enjoying a truly rural setting it is 3 miles from the market town of Ellesmere, Wem (7 miles) which provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets.

Accommodation

Lounge Diner	16' 3" x 11' 6"	(4.96m x 3.51m)
Lounge	17' 11" x 12' 0"	(5.47m x 3.65m)
Kitchen	8' 2" x 5' 7"	(2.48m x 1.69m)
Bedroom One	13' 11" x 9' 10"	(4.24m x 3.00m)
Bedroom Two	13' 8" x 9' 10"	(4.17m x 3.00m)
Bedroom Three	8' 10" x 7' 7"	(2.70m x 2.31m)
Bathroom	8' 10" x 7' 7"	(2.69m x 2.31m)

Outside

A single wooden gate provides access on to a gravel pathway with a variety of shrubs and grass area either side. The gardens lie predominately to the rear and are mainly laid to lawn. Brick outbuilding. Vehicular access to the rear onto a concrete hardstanding area.

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 2.00% plus VAT of the sale price subject to a minimum of £3,300 including VAT. For further details on fees payable please consult the auction legal pack.

Further information

EPC Rating—18|G.

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

Solicitors—Trethowans LLP, The Pavilion, Botleigh Grange business Park, Hedge End, Southampton, SO30 2AF
Contact Julia Thomas: 023 8082 0480.

What3Words: ///reduction.javelin.embers

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LOT 4: GUIDE PRICE £275,000 to £325,000

Drawwell House, High Street,
Clive, Shrewsbury, SY4 3JL



General Remarks

A rare opportunity to acquire an individual three-bedroom country property occupying a pleasant location in the much sought after picturesque village of Clive. The property provides potential to modernise and renovate to suit one’s own style. Standing in good size private gardens with private drive and parking.

Accommodation

Entrance Hall		
Lounge	14' 9" x 10' 10"	(4.50m x 3.31m)
Conservatory	9' 10" x 9' 9"	(3.00m x 2.97m)
Study	11' 10" x 11' 1"	(3.60m x 3.37m)
Kitchen	13' 7" x 11' 1"	(4.14m x 3.37m)
Dining/Living Area	13' 7" x 11' 6"	(4.14m x 3.50m)
Rear Porch/Utility Area	7' 0" x 3' 3"	(2.14m x 0.98m)
Shower Room	7' 0" x 4' 3"	(2.14m x 1.29m)
Bedroom One	14' 9" x 10' 10"	(4.50m x 3.31m)
Bedroom Two	11' 7" x 9' 7"	(3.53m x 2.91m)
Bedroom Three	15' 2" x 8' 2"	(4.62m x 2.48m)
Bathroom	6' 9" x 5' 11"	(2.06m x 1.81m)

Outside

Drawwell House is approached off Drawwell Lane onto a private drive providing parking and access to the garage. The gardens are mainly laid to lawn with an abundance of established trees, shrubs and flowering plants. Enclosed by mature hedges providing privacy and views over open fields. Pedestrian gate with access onto High Street. Outside tap.

Detached Garage	15' 7" x 7' 10"	(4.75m x 2.38m)
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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 2.00% plus VAT of the sale price subject to a minimum of £3,300 including VAT.

Further information

EPC Rating-56|D.
Council Tax Band-F
Solicitors-Gough Thomas & Scott, 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ
Tel: 01691 622413 Contact: Jenny Morris.
Directions- What3Words: ///drums.motive.output

Drawwell House, Drawwell, Clive, SY4 3JL



LOT 5: GUIDE PRICE £30,000 to £50,000

Workshop and Garage, Hightown Road, Wrexham LL13 8EB



General Remarks

An extremely useful set of lock-up buildings comprising workshop with office, w.c. and a single garage in a convenient city centre location just off the ring road. The property is constructed of brickwork and blockwork beneath a corrugated roof. Mains water and electricity connected.

Workshop 25' 1" x 13' 7" (7.65m x 4.14m)
Approximately 340 square feet. Constructed with brickwork and blockwork beneath a steel-supported roof incorporating a glazed roof -light. Light, power and mains water connected.

Office	7' 11" x 5' 9"	(2.41m x 1.76m)
Store	20' 6" x 3' 6"	(6.24m x 1.06m)
WC	5' 7" x 4' 1"	(1.69m x 1.24m)
Storage Recess	6' 3" x 2' 10"	(1.91m x 0.87m)
Garage	15' 11" x 8' 8"	(4.84m x 2.64m)

Buyers Premium

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

Further information

Services-Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. As there is no current configuration for an 'office', the classification for Energy Performance Certification is as a 'low energy building' (storage with no fitted heating or expectation of heating) and on that basis an EPC is not a requirement.

Solicitors-Barry Ashton, Solicitor of 21 Bridge Street, Llangollen, LL20 8PF. Tel. 01978 861140

Directions- From the Agent's King Street Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout continue ahead on the ring road, continuing ahead at each roundabout including the roundabout at Tesco Superstore. After passing Mecca Bingo on the left, prepare to take the left-hand turning off the roundabout onto Hightown Road. On Hightown Road the entrance to the property will be observed after the first pair of semi-detached bungalows, turning right into Oak Road. Continue to the T junction at which turn left onto North Road. The access lane for No. 42 is on the right-hand side of the road just after the turning for Park Road.

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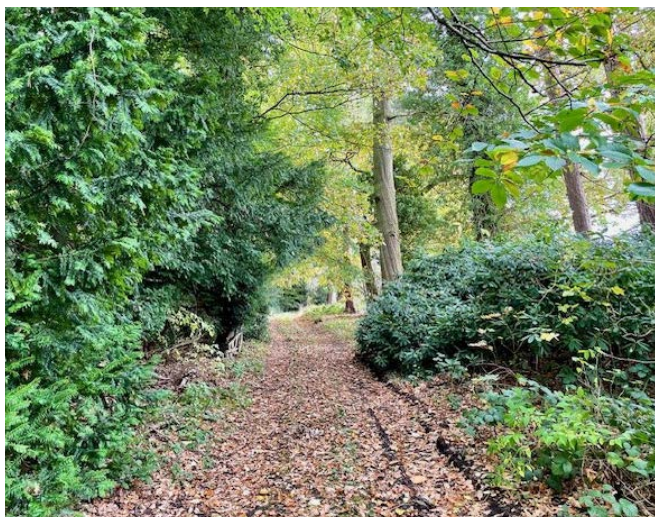
LOT 6: GUIDE PRICE £275,000

Pen y Lan, Pontfaen, Chirk, Wrexham LL14 5EN



General Remarks

An interesting and characterful detached residential dwelling house constructed of part sandstone and part brickwork elevations beneath a slate-clad roof. The property has later single storey additions including annexe-style accommodation for independent living with double garage having a further bungalow annexe to the rear. The property occupies wooded gardens and grounds together with an adjoining grazing paddock extending in total to approximately 1.67 hectares - approximately 4.12 acres. The paddock extends to approximately 1.48 acres and is divided from the main property by an area of sloping woodland including some fine specimens of yew, elm and oak. A rare opportunity providing excellent scope for refurbishment.



Accommodation

ANNEXE ENTRANCE:

Entrance Hall	3' 3" x 3' 1"	(0.98m x 0.94m)
Annexe Bedroom	13' 9" x 10' 8"	(4.20m x 3.26m)
WC	5' 10" x 5' 9"	(1.77m x 1.74m)
Kitchen	10' 0" x 7' 11"	(3.04m x 2.41m)

MAIN ACCOMMODATION:

Snug	14' 0" x 10' 7"	(4.26m x 3.22m)
Living Room	14' 7" x 13' 10"	(4.45m x 4.22m)
Storeroom	12' 2" x 7' 7"	(3.70m x 2.31m)
Dining Kitchen	15' 5" x 13' 3"	(4.71m x 4.04m)
Utility Room	16' 6" x 8' 1"	(5.02m x 2.47m)
Wash House	8' 4" x 7' 6"	(2.53m x 2.28m)
WC	6' 10" x 3' 10"	(2.09m x 1.18m)
Landing	9' 9" x 7' 5"	(2.98m x 2.27m)
Bedroom 1	14' 11" x 13' 11"	(4.54m x 4.23m)
Bedroom 2	13' 9" x 10' 8"	(4.20m x 3.26m)
Bedroom 3	13' 10" x 9' 10"	(4.21m x 3.00m)
Bathroom		

ANNEXE (To Rear of Garage):

Kitchen	14' 6" x 10' 4"	(4.41m x 3.15m)
Living Room:	13' 8" x 10' 9"	(4.16m x 3.27m)
Bedroom	14' 6" x 10' 4"	(4.41m x 3.15m)
Bathroom	7' 5" x 7' 4"	(2.27m x 2.24m)

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 inclusive of VAT.

Further information

EPC Rating-2|G

Solicitors-Kaylee Evans of Lanyon & Bowdler, 39-41 Church Street, Oswestry, SY11 2SZ. Tel: 01691 670471. Hywel.Jones@ghplegal.com



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LOT 7: GUIDE PRICE £70,000

42 North Road, Ponciau,
Wrexham LL14 1HB



General Remarks

Tucked away down a small lane leading off North Road, this two bedroom semi-detached house is in need of a full scheme of internal refurbishment and modernisation and has been priced accordingly. The property does have double glazed windows throughout, and there is a gas supply to the property but currently no central heating. Internally the property briefly comprises an entrance porch, hallway, living room, kitchen/diner, side porch, landing, main bedroom, further bedroom and a bathroom.

Accommodation

Entrance Porch	5' 9" x 1' 8"	(1.75m x 0.51m)
Hallway		
Living Room	14' 1" x 11' 4"	(4.29m x 3.45m)
Kitchen Diner	13' 1" x 8' 2"	(3.99m x 2.49m)
Side Porch	8' 9" x 2' 9"	(2.67m x 0.84m)
Bedroom 1	11' 8" x 11' 3"	(3.56m x 3.43m)
Bedroom 2	8' 3" x 7' 0"	(2.51m x 2.13m)
Bathroom		

Outside

Externally there is Off-Road Parking to the front of the property together with a brick outbuilding.

Buyers Premium

Please note that the buyers 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, please consult the legal pack.

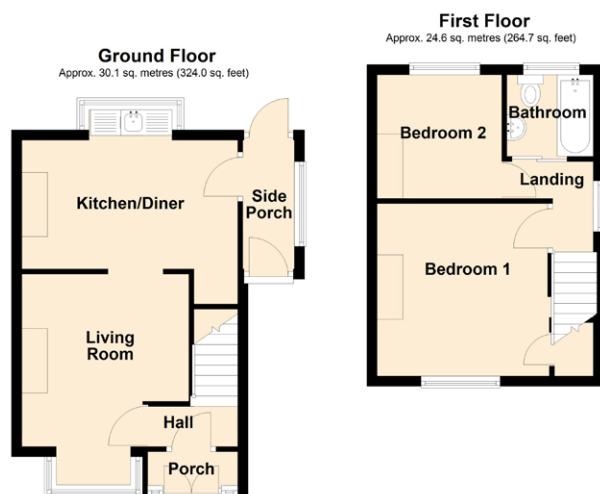
Further information

EPC Rating-51|E.

Council Tax Band-B

Solicitors-GHP Legal, 26-30 Grosvenor Road,
Wrexham LL11 1BU (Ref: Mr Michael Ogden).
Tel: 01978 291456.

Directions- For satellite navigation purposes use the post code LL14 1HB. Leave the A483 city by pass at junction 3 by Starbucks. At the exit roundabout take the third exit in the direction of Johnstown. Proceed for approximately one mile until eventually turning right into Fennant Road directly opposite the village sign for Johnstown on the left. Continue through open ground for a distance of approximately half a mile until eventually taking the third turning right into Oak Road. Continue to the T junction at which turn left onto North Road. The access lane for No. 42 is on the right-hand side of the road just after the turning for Park Road.



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LOT 8: GUIDE PRICE £80,000 to £90,000

Minera, High Street, Glyn Ceiriog, Llangollen LL20 7EH



General Remarks

Nestling within easy walking distance of the centre of the village, this two/three bedroom semi-detached cottage boasts numerous character features including a beamed ceiling and an exposed brick chimney breast in the living room and also benefits from a kitchen/diner together with an upstairs bathroom. Internally the property briefly comprises a kitchen/diner with a stable door, living room, landing, main bedroom, further bedroom, home office/third bedroom and a bathroom with a white suite.

Accommodation

Kitchen/Diner	14' 1" x 10' 5"	(4.30m x 3.17m)
Living Room	15' 0" x 12' 0"	(4.57m x 3.66m)
Landing		
Bedroom 1	11' 11" x 10' 11"	(3.64m x 3.34m)
Bedroom 2	12' 0" x 6' 9"	(3.65m x 2.05m)
Home Office/Bedroom 3	7' 9" x 5' 11"	(2.37m x 1.81m)
Bathroom	8' 11" x 8' 0"	(2.72m x 2.44m)

Outside

Externally there is a courtyard by the front door with steps up to a paved Patio with a grassed section beyond bordered by mature plants and shrubs.

Buyers Premium

Please note that the buyers will be responsible for paying a buyer's premium in addition to the purchase price, set at £3,300 inclusive of VAT. For further details on fees, please consult the legal pack.

Further information

EPC Rating—48|E.

Council Tax Band—C

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

Agents Note - We are informed by the client that the property is subject to a 27% flying freehold which makes the property difficult to get a mortgage.

Directions— For satellite navigation purposes use the postcode LL20 7EH. From the Agents Chirk Office turn left onto Church Street and then immediately right into Castle Road. At the mini-roundabout take the first exit and continue along the B4500 through the village of Dolywern and into the village of Glyn Ceiriog. At the roundabout take the fourth exit onto High Street. The path leading up to "Minera" is on the left-hand side of the road almost directly opposite The Oak Public House.

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LOT 9: GUIDE PRICE £85,000

6 Birch Terrace,
Llangollen LL20 8LW



General Remarks

This one bedroom Grade II Listed semi-detached cottage is in need of modernisation so the new owners have the opportunity to really put their own stamp on the living accommodation. The property benefits from having a cellar, which could potentially be converted to form part of the main living space, subject to the necessary consents.

Accommodation

Lounge Diner	16' 3" x 11' 6"	(4.96m x 3.51m)
Kitchen	15' 6" x 5' 11"	(4.73m x 1.81m)
Landing		
Bedroom	16' 9" x 11' 7"	(5.10m x 3.52m)
Bathroom	8' 4" x 7' 3"	(2.53m x 2.22m)
Cellar	16' 7" x 10' 6"	(5.05m x 3.21m)

Buyers Premium

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

Further information

EPC Rating—37|F.

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

Solicitors—Barry Ashton, Solicitor of 21 Bridge Street, Llangollen, LL20 8PF. Tel. 01978 861140.

Directions—From the Agents Llangollen Office proceed up Castle Street to the traffic lights, at which turn left onto the A5 in the direction of Chirk. Continue past the Fire Station on the left, after which bear right into Birch Hill. Continue up the hill and the property will be observed on the left-hand side of the road.



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LOT 10: GUIDE PRICE £120,000

The Manse, Hill Street, Rhosllanerchrugog, Wrexham LL14 1LW



General Remarks

A charming double fronted three bedroom detached former Manse House. Occupying a prominent position within the village, the property boasts two reception rooms and a larger than average rear garden. Offering excellent potential to be modernised by the new owners to their own tastes.

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

Entrance Hallway

Sitting Room	11' 0" x 10' 6"	(3.35m x 3.21m)
Lounge/Diner	20' 0" x 12' 0"	(6.09m x 3.65m)
Kitchen	8' 11" x 7' 7"	(2.73m x 2.30m)
Rear Hallway		
Boot Room	8' 7" x 4' 1"	(2.61m x 1.24m)
Landing: Attic hatch.		

Bedroom 1	14' 6" x 10' 7"	(4.42m x 3.22m)
Bedroom 2	12' 0" x 10' 11"	(3.67m x 3.34m)
Bedroom 3	11' 11" x 8' 7"	(3.63m x 2.61m)
Bathroom	9' 1" x 7' 7"	(2.76m x 2.32m)

Separate WC

Outside

Externally there is a low maintenance gravel garden to the front of the property. The rear garden is predominantly laid to lawn bordered by mature trees and shrubs.

Buyers Premium

Please note that the purchasers will be responsible for paying a Buyer's Premium in addition to the purchase price set at £3,300 inclusive of VAT. For further details on fees payable, please consult the legal pack.

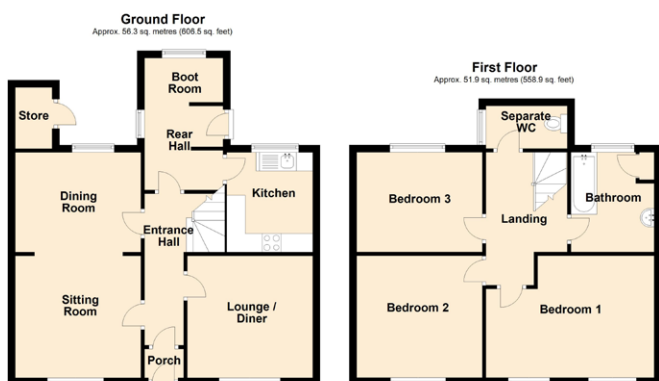
Further information

EPC Rating—9|G

Council Tax Band—D

Solicitors—Mr. David Cartwright, 77 Market Street, Rhos, Wrexham, LL14 2LB. Tel: 01978 843762.

Directions— What Three Words <https://w3w.co/silk.splints.candidate>



BOWEN

SINCE 1862

Wrexham Office: 1 King Street Wrexham LL11 1HF

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

LOT 11: GUIDE PRICE £230,000

Winllan, Betws Gwerfil Goch, Corwen LL21 9PU



General Remarks

Located within the heart of a rural village some four miles from Corwen, "Winllan" is a detached two bedroom Grade II Listed Cottage with a detached Grade II Stone Barn within the gardens. The barn is currently used for storage, but it has the potential to be converted into a residential property, subject to the necessary consents. **Accommodation**

Lounge/Diner	22' 3" x 15' 11"	(6.78m x 4.84m)
Kitchen	18' 10" x 6' 11"	(5.73m x 2.12m)
Conservatory	16' 9" x 11' 5"	(5.11m x 3.48m)
Downstairs Shower Room	9' 11" x 6' 1"	(3.01m x 1.85m)
Bedroom 1	16' 10" x 10' 7"	(5.13m x 3.23m)
Bedroom 2:	17' 1" x 9' 0"	(5.21m x 2.74m)

Outside

Externally there is a lawned garden to the front of the property bordered by mature shrubs and plants. There is a gravel driveway to the rear of the property providing Off-Road Parking together with a further lawned section and a gravelled Patio overlooking the farmer's fields. To the side of the property there is a Four Bay Detached Stone Barn.

Buyers Premium

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

Further information

EPC Rating—46|E.

Council Tax Band—E

Solicitors—Barry Ashton, Solicitor, 21 Bridge Street, Llangollen, LL20 8PF. (Tel: 01978 861140).

Directions— From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town continuing eventually past the old Berwyn Station carrying on through Glyndyfrdwy, Llidiart y Parc and on into Corwen. After passing through Corwen continue to a set of traffic lights at which continue straight on. Take a right-hand turning directly opposite the Rhug Estate and follow the signs for Betws Gwerfil Goch and for approximately 2.5 miles. Once you reach the T junction turn left and once in the village the property will be observed on the right-hand side of the road opposite the Church.



BOWEN

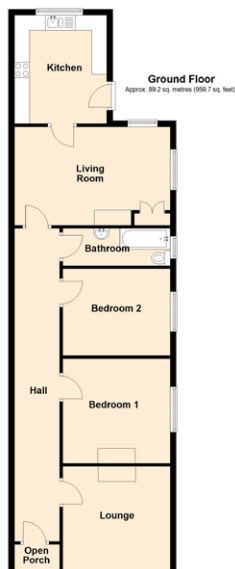
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Wrexham Office: 1 King Street Wrexham LL11 1HF

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LOT 12: GUIDE PRICE £120,000

Meadow View, Smithy Lane, Pentre Bychan, Wrexham LL14 4EN



General Remarks

An extended two/three bedroom semi-detached bungalow located within the conveniently situated village of Pentre Bychan. "Meadow View" is in need of a full scheme of internal refurbishment and modernisation. The property is double glazed throughout and has parking to the front. To the rear there is a garden which is mainly laid to lawn and is not overlooked.

Accommodation

Entrance Hallway

Lounge	12' 0" x 11' 10"	(3.66m x 3.61m)
Bedroom 1	11' 11" x 11' 11"	(3.64m x 3.62m)
Bedroom 2	12' 1" x 10' 0"	(3.68m x 3.04m)
Bathroom	11' 11" x 4' 4"	(3.63m x 1.32m)
Living Room	16' 7" x 11' 3"	(5.06m x 3.43m)
Kitchen	12' 7" x 10' 4"	(3.83m x 3.14m)

Outside

To the front of the property there is an Off-Road Parking Space and lawned garden with access to side. Covered Porch to front door. The rear garden is mainly laid to lawn with a mix of fenced and hedged boundaries.

Buyers Premium

Please note that the buyers 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, please consult the legal pack.

Further information

EPC Rating - -59|D.

Council Tax Band-D.

Solicitors - Nexa Law Limited, Salop Road, Oswestry, SY11 2NR. Tel: 01691 655060 (Ref: Mr. Michael Keeling)

Directions - For satellite navigation use the post code LL14 4EN. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed for about 500 yards passing the Scottish Power Offices. Take the right-hand turn into Smithy Lane and the property will be seen on the right-hand side.

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Wrexham Office: 1 King Street Wrexham LL11 1HF

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LOT 13: GUIDE PRICE EXCESS of £150,000

Gilfach Isa, Quarry Road, Glyn Ceiriog,
Llangollen, LL20 7DA



General Remarks

Tucked away off Quarry Road on the fringes of Glyn Ceiriog, this enchanting two-bedroom country cottage offers a rare opportunity to acquire a home full of charm, character, and potential. Recently benefiting from some improvement works, the property invites a new owner to complete the renovation in their own style. The cottage is heated by a solid fuel Rayburn, which provides both central heating and hot water. In addition, two further fireplaces bring warmth and atmosphere to the home – one of which features a cosy log burner, perfect for winter evenings. Outside, the property boasts a wealth of outbuildings including a coal and wood store, a small workshop with power, and a delightful brick-built potting shed.

Accommodation

Dining Room	13' 4" x 12' 4" (4.07m x 3.75m)
Living Room	14' 4" x 12' 3" (4.38m x 3.74m)
Kitchen/Breakfast Room	17' 3" x 8' 3" (5.25m x 2.51m)
Former Shower Room	3' 11" x 7' 3" (1.19m x 2.21m)
Bedroom 1	12' 4" x 12' 2" (3.75m x 3.71m)
Bedroom 2	12' 8" x 8' 8" (3.86m x 2.63m)
Bathroom	9' 2" x 5' 11" (2.79m x 1.80m)

Outside

The property is set within private gardens which adjoin woodland and offer huge scope for improvement. There is a level area to the front of the property with sloping gardens to the rear. Adjoining the property itself is a wood/coal store and workshop with an electricity supply. There is also a brick potting shed within the gardens, while located on the opposite side of quarry road is a single garage with off road parking provision in front.

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 2.00% plus VAT of the sale price subject to a minimum of £3,300 including VAT.

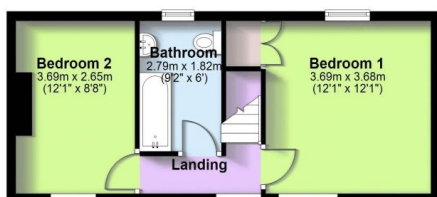
Further information

EPC Rating - 1|G

Council Tax Band-A

Solicitors - Mr Gareth Kelly, Gittins McDonald Solicitors,
12 Grosvenor Road, Wrexham LL11 1BU, 07978 366665.

What3Words: ///kickbacks.coiling.stuck



BOWEN

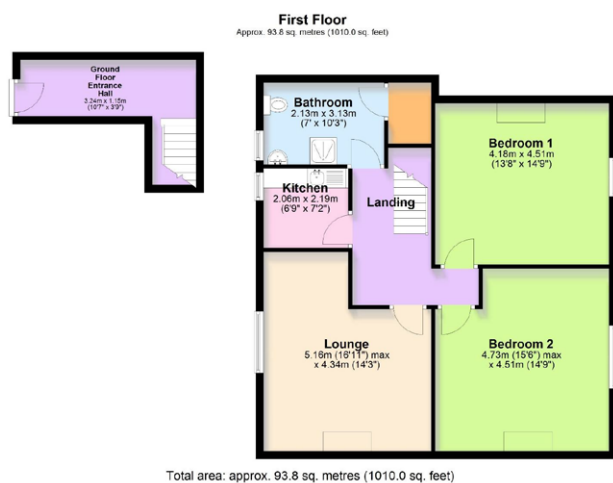
SINCE 1862

Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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

LOT 14: GUIDE PRICE £80,000 to £100,000

Flat 3A, Station Avenue, Chirk. LL14 5LS



General Remarks

A rare opportunity to purchase a spacious 2 bedroom, first floor leasehold apartment situated in a central location within the historic border town of Chirk and in easy walking distance of shops and other amenities, including a mainline railway station. The spacious living accommodation includes Hallway, Kitchen, Lounge, 2 bedrooms and a large Shower Room. Externally the property benefits from an off road parking space to the rear.

Accommodation

Lounge 12' 7" x 11' 7" (3.84m x 3.53m)

Entrance Porch

Ground Floor

Entrance Hall 14' 4" x 4' 9" (4.37m x 1.45m)

First Floor Landing 11' 8" x 7' 0" (3.56m x 2.13m)

Loft Space: The property was built in approximately 1895 as a two storey apartment above shop premises, for the shopkeeper's family to live in. The top storey had two bedrooms with a staircase leading from the first floor with a proper wood floor. In the late 1960s the second staircase (which is still up there) was removed from use. There is a great opportunity to complete the reinstatement of the original layout of this floor to make it a three or four bedroom flat.

Kitchen 7' 1" x 6' 6" (2.16m x 1.98m)

Lounge 15' 10" x 14' 10" (4.82m x 4.52m)

Bedroom 1 14' 10" x 13' 7" (4.51m x 4.15m)

Bedroom 2 14' 4" x 10' 10" (4.38m x 3.29m plus 2.11 x 1.55)

Shower Room: 10' 7" x 6' 10" (3.22m x 2.09m)

Outside

The property benefits from the right to park 1 vehicle on the courtyard to the rear of the property.

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

EPC Rating - 23/F.

Council Tax Band-A.

Solicitors - Joseph Property Law. St Davids Business Centre, New Road, Newtown, Powys. SY16 1RB. Tel: 01686 626145

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Oswestry Office: 35 Bailey Street Oswestry Shropshire SY11 1PX

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

LOT 15: GUIDE PRICE EXCESS £15,000

2.23 Acres Adjoining Cae-Mor, Llwynmawr, Llangollen LL20 7BE



General Remarks

A rare opportunity to purchase a block of amenity land extending to approximately 2.23 acres (0.9 ha). The land has been sympathetically planted with a host of native tree varieties over the past 20 years to create an idyllic woodland, together with open glades and a pond.

Location

The land is situated just outside the hamlet of Llwynmawr between the larger villages of Glyn Ceiriog and Selattyn, with direct access onto the B4579. The land takes full advantage of its elevated position offering panoramic views of the Ceiriog Valley and the Berwyn Mountains.

The Land

The land benefits from double gates leading directly off the council maintained highway providing easy vehicular access.

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

Solicitors – F.A.O. Tania McGee., Lanyon Bowdler Solicitors, 39 – 41 Church Street, Oswestry, Shropshire, SY11 2SZ. Tel: 01691 652241.

Directions – From Oswestry take the B4579 road to Selattyn and continue through the village towards Glyn Ceiriog for a further three miles. After passing the Caemor Ucha Farm on the left and Caemor Farm on the right, the land will be found on the right side of the road just before the next bend, identified by the Auctioneers board.

Tenure: The land is available for sale subject to the Freehold Interest with full Vacant Possession upon Completion.

Viewings The land is open and can be viewed at reasonable times during daylight hours. Please carry a set of these particulars with you to show that the viewing is bonafide. Neither the Sellers nor the Agent take any responsibility for injuries or damages that may occur during a viewing.



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LOT 16: GUIDE PRICE £50,000

Bathafarn Methodist Church, Market Street, Ruthin LL15 1AU



General Remarks

An historic Grade 2 listed former Methodist Church centrally situated close to the heart of this popular Market Town in the Vale of Clwyd.

This substantial historic Grade 2 Listed former Methodist Church was reputedly built in 1860 as a memorial to Rev. Edward Jones one of the founders of Wesleyan-ism in Wales.

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

Entrance Vestibule	12' 8" x 5' 7"	(3.86m x 1.70m)
Main Chapel Room	41' 8" x 33' 4"	(12.69m x 10.15m)
School Room	33' 8" x 22' 9"	(10.25m x 6.93m)
with WC partitioned off.		
First Floor Gallery		

Outside

Shallow frontage open area and walled yard to the side road frontage.

Agent's Note

There has been an outbreak of dry rot in the floor and steps beneath the two ground floor rooms where previous treatment and repair has proved unsuccessful.

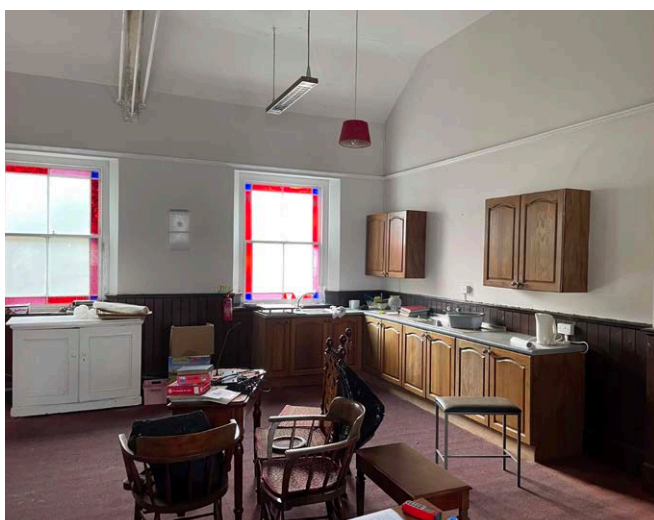
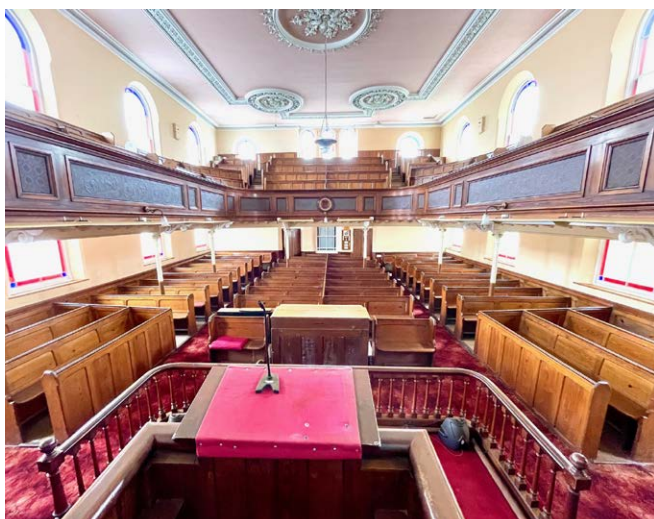
Buyers Premium

Please note that the purchaser will be responsible for paying a buyer's premium in addition to the purchase price set at £3,600 inclusive of VAT. For further details on fees payable please consult the legal pack.

Further information

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

Directions-For satellite navigation use the post code LL15 1AU. From Wrexham proceed on the A525 until entering Ruthin. Continue to the first roundabout and take the first exit onto Mount Street signposted Town Centre & Car Parks. The property will be seen on the right just before the pay and display car park where it is suggested you park.



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LOT 17: GUIDE PRICE £220,000

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 - 51|E.

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



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The conduct of the Auction

Important notice

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

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

Our role

As agents for each seller we have authority to:

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

Guide Prices

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

Reserve Prices

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

The particulars and other information

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

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

The contract

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

You must before leaving the auction:

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

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

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

Auction information

The Catalogue

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

Pre Auction Sales

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

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

Legal Packs

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

Solicitors Details

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

Deposit

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

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 originals documents and we'll certify them free of charge prior to the auction
- Option 3** Solicitors, banks, accountants or other professional bodies are able to certify ID and directly forward it to us at info@bowen.uk.com
- Option 4** The post office can verify up to three forms of ID for a charge of £10.50



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