

# Town & Country

Estate & Letting Agents



, Dolywern, LL20 7AG

**Auction Guide £55,000**

TO BE SOLD AT PUBLIC AUCTION ON 26th OCTOBER 2023!!! GUIDE PRICE £55,000. WITH NO CHAIN!!

In need of FULL RENOVATION offering great potential for development in a sought after location. A detached barn for conversion set on a large plot on the outskirts of Dolywern in the heart of the Ceiriog Valley. UNCONDITIONAL LOT Buyers Premium Applies, the purchaser shall pay a deposit and a 5% + VAT (subject to a minimum of £5,000 + VAT) buyers premium and contracts are exchanged.



### Directions

From our office on Willow Street proceed out of town before turning right onto Castle Street. Follow the road round and turn left at the junction with Beatrice Street, continuing onto Gobowen Road until reaching the bypass. Take the first exit towards Wrexham. At the next roundabout take the second exit towards Chirk. Upon entering Chirk turn immediately left onto the B4500 Ceiriog Valley road. Continue along this road until reaching the village of Pontfadog. Proceed through the village and just before the bridge into Dolywern take the right turn onto the Old Road. Proceed along for approximately half a mile where the road opens out. Take the turning right and follow the lane up the hill. The road bears around to the right where the property will be found on the left hand side identified by our for sale board.

### Agent Note



Please be aware that we as agents advise that any purchasers do not enter the building as we cannot guarantee the structural stability of the building.

### Location



The property sits in an elevated position overlooking the Ceiriog valley and takes in the stunning views across the fields and local area.

### Interior



The interior is in need of complete renovation and is subject to the purchaser obtaining planning permission to convert into a dwelling.

### Gardens

The barn sits on the corner of the lane and has a good sized garden area running along the rear. The gardens are very overgrown and need attention.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

### Services

The agents have not tested the appliances listed in the particulars.

### Pre Auction offers

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyers Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

### Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Hours Of Business**

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### **Guides and Reserves**

Guide Prices and Reserve Prices

Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

### **Auction Information**

Special Notes

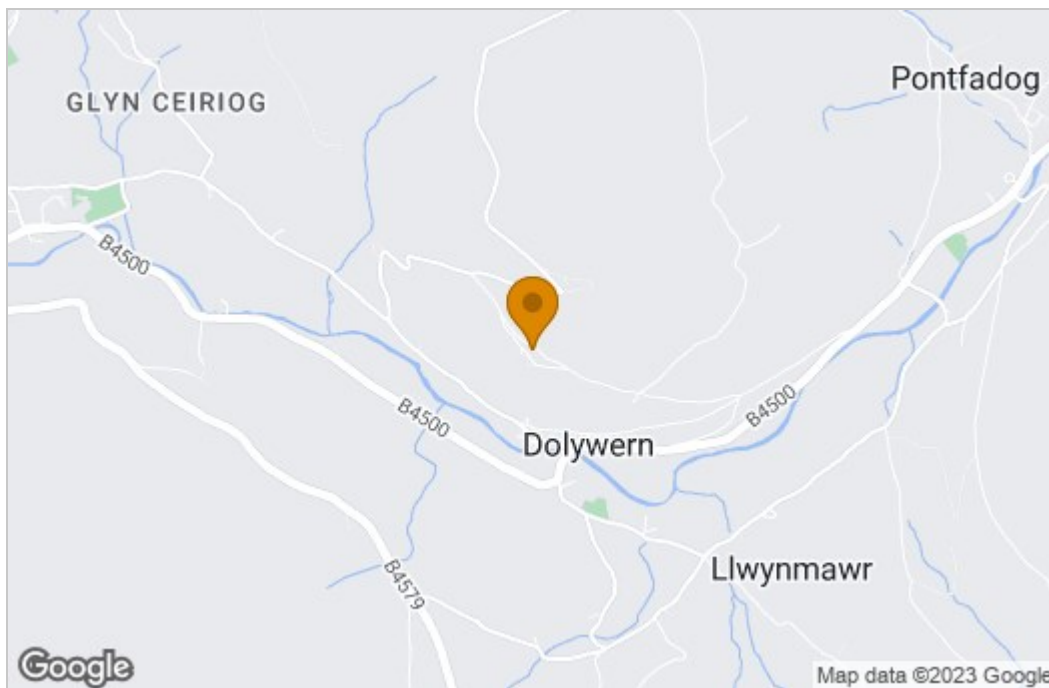
Any interested bidders MUST refer to our auction catalogue and terms of sale. Please go to [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk)

Guide Prices

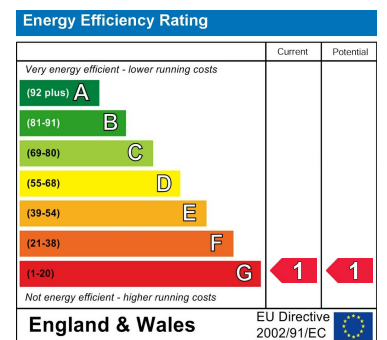
The guide prices are the parameters which we believe the lot may achieve, although by the nature of entries the actual sale prices may be higher or lower depending upon demand and popularity of the actual auction. Guide prices are published in good faith and may change at any time during the marketing campaign.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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