

# BOWEN

PROPERTY SINCE 1862



Asking Price £450,000

🏠 4 x 2 Bedroom Cottages – Residential Investment Opportunity

1-4 Twmpath Cottages, Twmpath Lane,  
Gobowen, Oswestry, SY10 7AH

## 1-4 Twmpath Cottages, Twmpath Lane, Gobowen, Oswestry, Shropshire, SY10 7AH

### General Remarks

An excellent residential investment opportunity comprising a terrace of four, two bedroom properties which have recently undergone a scheme of refurbishment and modernisation set on the edge of the popular village of Gobowen close to the renowned Orthopaedic Hospital and Derwen College. The four cottages sit on a generous size plot (approx. 0.32 acre) offering ample off road parking and gardens to the rear.

The cottages are individually let on fixed term tenancies at a passing rent of £900.00 per calendar month per property, giving a total annual rent roll of £43,200.

Full Planning Permission (19/02963/FUL) was previously granted for the erection of 16 self-contained apartments for people needing supported accommodation or as affordable housing. This permission has recently lapsed but for further details please contact the selling agents.

Each cottage offers spacious living accommodation briefly comprising: Lounge, Dining Room, Kitchen, 2 Bedrooms and Bathroom or Shower Room. Gas Fired central heating and UPVC double glazing throughout.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Location:** The properties are situated on the outskirts of the popular village of Gobowen adjacent to the renowned Robert Jones and Agnes Hunt Orthopaedic Hospital. The village has an excellent range of amenities including shops, post office, public house, churches and primary school.

Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Shrewsbury and the cities of Wrexham and Chester. The village has a main line railway station providing direct services to Shrewsbury and Chester. The village also has an excellent bus service.

## Accommodation

**1 Twmpath Cottage:** Part glazed uPVC door into:

**Lounge:** 12' 2" x 9' 10" (3.70m x 3.00m) Radiator, TV/telephone point and door to:

**Dining Room:** 11' 11" x 7' 2" (3.64m x 2.18m) Radiator and door to:

**Hall:** 5' 11" x 5' 4" (1.81m x 1.63m) Stairs to first floor landing, part glazed door to rear and separate door to:

**Kitchen:** 11' 0" x 7' 3" (3.35m x 2.22m) Fitted Kitchen, Worcester gas fired boiler and radiator.

**Stairs to first floor landing:** Access to loft space, built-in cupboard, radiator and doors off to:

**Bedroom 1:** 11' 1" x 7' 3" (3.38m x 2.20m) Radiator.

**Bedroom 2:** 11' 1" x 7' 3" (3.37m x 2.20m) Radiator and storage cupboard.

**Bathroom:** 8' 10" x 6' 0" (2.68m x 1.83m) Bath with shower over, pedestal wash hand basin and low level flush WC. Radiator and airing cupboard with hot water cylinder.

**2 Twmpath Cottage:** Part glazed uPVC door into:

**Living Room:** 12' 3" x 10' 2" (3.74m x 3.10m) Radiator, TV/telephone points and door to:

**Dining Room:** 12' 0" x 7' 6" (3.65m x 2.29m) Radiator and door to:

**Hall:** 6' 2" x 5' 4" (1.87m x 1.63m) Stairs to first floor landing, doors to rear and separate door to:

**Kitchen:** 10' 11" x 7' 2" (3.32m x 2.18m) Fitted Kitchen, Worcester gas fired boiler and radiator.

**Stairs to first floor landing:** Access to loft, built-in cupboard, radiator and doors to:

**Bedroom 1:** 11' 9" x 11' 2" (3.59m x 3.41m max.) Radiator.

**Bedroom 2:** 10' 11" x 7' 3" (3.34m x 2.20m) Radiator and storage cupboard.

**Bathroom:** 8' 10" x 6' 0" (2.70m x 1.82m) Bath with shower over, pedestal wash hand basin and low level flush WC. Radiator and airing cupboard with hot water cylinder.

**3 Twmpath Cottage:** Part glazed uPVC door into:

**Living Room:** 12' 4" x 10' 1" (3.77m x 3.07m) Radiator, TV/telephone points and door to:

**Dining Room:** 11' 11" x 7' 5" (3.64m x 2.27m) Radiator and door to:

**Hall:** 6' 2" x 5' 4" (1.88m x 1.63m) Stairs to first floor landing, doors to rear and separate door to:

**Kitchen:** 10' 11" x 7' 3" (3.32m x 2.20m) Fitted Kitchen, Worcester gas fired boiler and radiator.

**Stairs to first floor landing:** Access to loft, built-in cupboard, radiator and doors to:









**Bedroom 1:** 11' 9" x 11' 2" (3.58m x 3.40m max.) Radiator.

**Bedroom 2:** 11' 0" x 7' 4" (3.36m x 2.23m) Radiator and storage cupboard.

**Shower Room:** 8' 9" x 6' 2" (2.66m x 1.87m) Shower cubicle, pedestal wash hand basin and low level flush WC. Radiator and airing cupboard with hot water cylinder.

**4 Twmpath Cottage:** Part glazed uPVC door into:

**Living Room:** 12' 2" x 10' 2" (3.70m x 3.11m) Radiator, TV/telephone points and door to:

**Dining Room:** 12' 0" x 7' 6" (3.65m x 2.28m) Radiator and door to:

**Hall:** 6' 1" x 5' 5" (1.85m x 1.64m) Stairs to first floor land, door to rear and separate door to:

**Kitchen:** 11' 0" x 7' 3" (3.36m x 2.22m) Fitted Kitchen, Worcester gas fired boiler and radiator.

**Stairs to first floor landing:** Access to loft and built-in cupboard, radiator and doors to:

**Bedroom 1:** 12' 1" x 11' 4" (3.68m x 3.46m) Radiator.

**Bedroom 2:** 11' 2" x 7' 5" (3.41m x 2.27m) Radiator and storage cupboard.

**Bathroom:** 8' 10" x 6' 1" (2.68m x 1.86m) Bath with shower over, pedestal wash hand basin and low level flush WC. Radiator and airing cupboard with hot water cylinder.

**Outside:** To the rear of Numbers 2, 3 & 4 is a large shared parking and garden area. Number 1 has its own parking area to the side and a large enclosed garden to the rear.

**Tenure:** We are informed that the properties are offered for sale Freehold, subject to the individual fixed term residential tenancies currently in place which expire 17<sup>th</sup> December 2026.

**Planning:** Full Planning Permission (Ref: 19/02963/FUL) was granted on 12th January 2022 for the erection of 16 self-contained apartments for use for support living, special educational needs or as affordable housing. This permission has now lapsed but for further details please contact the selling agents.

**Council Tax Bands:** Council tax bands for each property are- No.1: 'B', No.2: 'A', No.3: 'A', No.4: 'B'

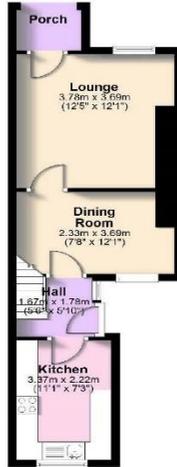
**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**EPC Ratings:** No.1: D(56), No.2:D(62), No.3: D(60) No.4: D(58)

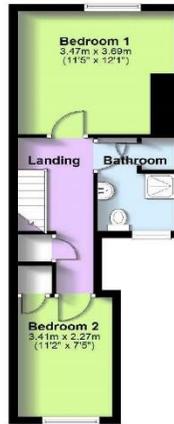
**Directions:** From Oswestry proceed out of town along the B5069 Gobowen Road upon reaching the roundabout take the third turning onto Twmpath Lane signposted 'Orthopaedic Hospital'. Continue along this Lane past the hospital and the properties will be located immediately after on the left hand side.

## No. 1 Twmpath Cottages

**Ground Floor**  
Approx. 35.6 sq. metres (383.9 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (362.9 sq. feet)

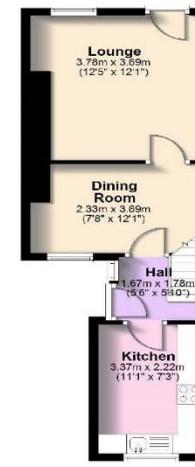


Total area: approx. 69.3 sq. metres (746.4 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.  
Plan produced using PlanUp.

## No. 2 Twmpath Cottages

**Ground Floor**  
Approx. 33.7 sq. metres (362.9 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (362.9 sq. feet)

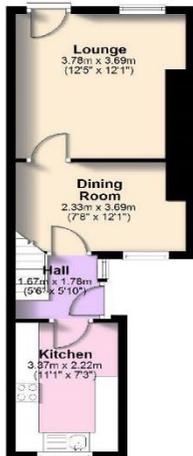


Total area: approx. 67.4 sq. metres (725.9 sq. feet)

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## No. 3 Twmpath Cottages

**Ground Floor**  
Approx. 33.7 sq. metres (362.9 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (362.9 sq. feet)

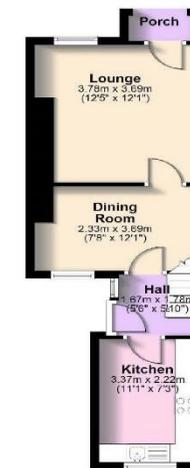


Total area: approx. 67.4 sq. metres (725.9 sq. feet)

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## No. 4 Twmpath Cottages

**Ground Floor**  
Approx. 34.8 sq. metres (373.5 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.  
Plan produced using PlanUp.

