



Ddol Hir, Llanarmon Road, Glyn Ceiriog,
Llangollen, Wrexham, LL20 7NP

**Bowen Son
and Watson**

with **Kent Jones**

Ddol Hir, Llanarmon Road, Glyn Ceiriog, Llangollen, Wrexham, LL20 7NP

GUIDE PRICE - £200,000 to £250,000.

FOR SALE BY ONLINE AUCTION - 1ST JULY 2021.

Bowen Son and Watson with Kent Jones are delighted with instructions to offer Ddol Hir on the fringes of Glyn Ceiriog for sale by online auction.

The sale of Ddol Hir in provides a rare opportunity to acquire a four bedroom original property alongside a substantial partially constructed replacement dwelling, both set in a picturesque location on the banks of the River Ceiriog.

Ddol Hir offers huge potential both internally and externally while also including circa 13.34 acres (5.40 ha) of grounds, land and woodland. Viewing is by appointment only via the sole selling agent. Please contact our Oswestry office to arrange an appointment.

Location

Ddol Hir occupies an enviable position on the banks of the River Ceiriog just outside Glyn Ceiriog. The village has a range of amenities including Shop, Post Office, Sports Centre, Hotel and Public Houses. There is a Primary school and a number of other renowned state and private schools within the area. Outdoor pursuits are nearby including bridle paths, pony trekking and walking trails. The town of Llangollen (famous for the International Eisteddfod) and market town of Oswestry are within easy reach.

Original Property Accommodation

The accommodation briefly comprises:

Hall

9' 5" x 6' 9" (2.88m x 2.07m)

Kitchen

15' 3" x 8' 10" (4.66m x 2.69m)

Dining Room

13' 4" x 10' 2" (4.07m x 3.09m)

Inner Hall

With stairs to first floor and cloakroom off.

Living Room

21' 3" x 17' 11" (6.48m x 5.47m)

Utility

13' 7" x 10' 4" (4.14m x 3.15m)

Stairwell

14' 5" x 9' 2" (4.39m x 2.79m)

Annex Bedroom

18' 8" x 13' 8" (5.68m x 4.16m) includes en suite

First floor Annex Living Room

18' 8" x 13' 8" (5.68m x 4.17m)

First Floor Annex Kitchen

13' 6" x 10' 10" (4.11m x 3.29m)

Main House Landing

20' 11" x 5' 6" (6.37m x 1.67m)

Bedroom One

15' 11" x 9' 7" (4.84m x 2.92m)

Bathroom

15' 2" x 7' 1" (4.63m x 2.15m)

Bedroom Two

18' 7" x 8' 9" (5.66m x 2.66m)

Bedroom Three

12' 1" x 8' 6" (3.68m x 2.59m)

Replacement Dwelling

The partially constructed replacement dwelling currently comprises a basic shell of suspended concrete ground floor, internal and external cavity block walls and a concrete tiled roof. We believe that it was designed to provide for the following living accommodation - Lounge, Dining Room, Reception Hall, Inner Hallway, Kitchen, Breakfast Room, Utility Room, Galleried Landing, Master Bedroom Suite with Dressing Room, En Suite Bathroom and Balcony, Two further En Suite Bedrooms with



Balconies, additional Bedroom and Family Bathroom.

Planning Permission

Planning permission was issued by Wrexham C.B.C. (Ref: LGC/CBO2287) on the 17th September 1998 for the erection of a replacement dwelling, new garage and bridge at Ddol Hir. The partially constructed modern property is the result of this permission while as part of the permission the original dwelling is subject to a demolition condition prior to the first occupation of the replacement dwelling. A copy of the original decision notice is available from the selling agent on request however prospective purchasers should make their own enquiries in relation to the relevant permissions with Wrexham's Planning Department.

Land

The land associated with the property extends to circa 13.34 acres (5.40ha) and includes level pasture paddocks on the valley floor to both the northern and southern sides of the property, an area of sloping scrub land to the west of the River Ceiriog and a larger area of steeping sloping scrub/amenity woodland located to the east of the river. The River Ceiriog itself is designated as a Site of Special Scientific Interest.



Easements, Wayleaves & Rights of Way

The property is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in this sales brochure or not. Prospective purchasers should consult the legal pack for further information.

Property Boundaries

Certain boundaries on the ground are not physically defined and potential purchasers should satisfy themselves to the extent of the property. For details of the land registry title for the property prospective purchasers should consult the legal pack.

Agent's Note

We have been informed that there is currently a Prohibition Order in place on the original cottage at Ddol Hir. This cottage is of course subject to demolition as part of the planning permission. See legal pack for details of the order.

EPC Rating

EPC Rating - Band 'G' (1).

Services

We are informed that the property is connected to mains electricity and water supplies with a private septic tank drainage system.



located in the ground to the north of the original dwelling.

Local Authority & Council Tax Band

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000. Council Tax Band - 'G'.

Buyer's 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.

Legal & Search Fees – Purchaser Contribution

In addition to the purchase price, on completion the Buyer shall in addition to all sums due pay an additional sum of £3095 plus VAT (£3,714) as a contribution towards the Sellers costs incurred in relation to this sale. The Buyer will also pay the sum of £442.02 towards the cost of searches and £110.00 towards the cost of the EPC. Please consult the legal pack for details.

Solicitor

Ella Wright of Bolt Burdon, Providence House, Providence Place, Islington, London, N1 0NT. 020 7288 4761 / EllaWright@boltburdon.co.uk.



Method of Sale

The property will be offered for sale by online auction with bidding commencing at 9.00am on Thursday 1st July 2021. The submission of bids will then be possible until 4.00pm that day when the auction will close. If at the close of bidding the property has met its reserve price then exchange of contracts is deemed to have taken place. A security deposit set at £6,000 is then paid by the successful purchaser. Completion is set for 30th July 2021 or earlier by agreement - see contract for details.

Directions

From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 2nd exit onto Llanarmon Road. Shortly after leaving the village the access road can be seen on the left hand side as identified by the agent's For Sale board. Continue down the hill before following the road and the access bridge to the property will be seen in front of you.

Guide Price

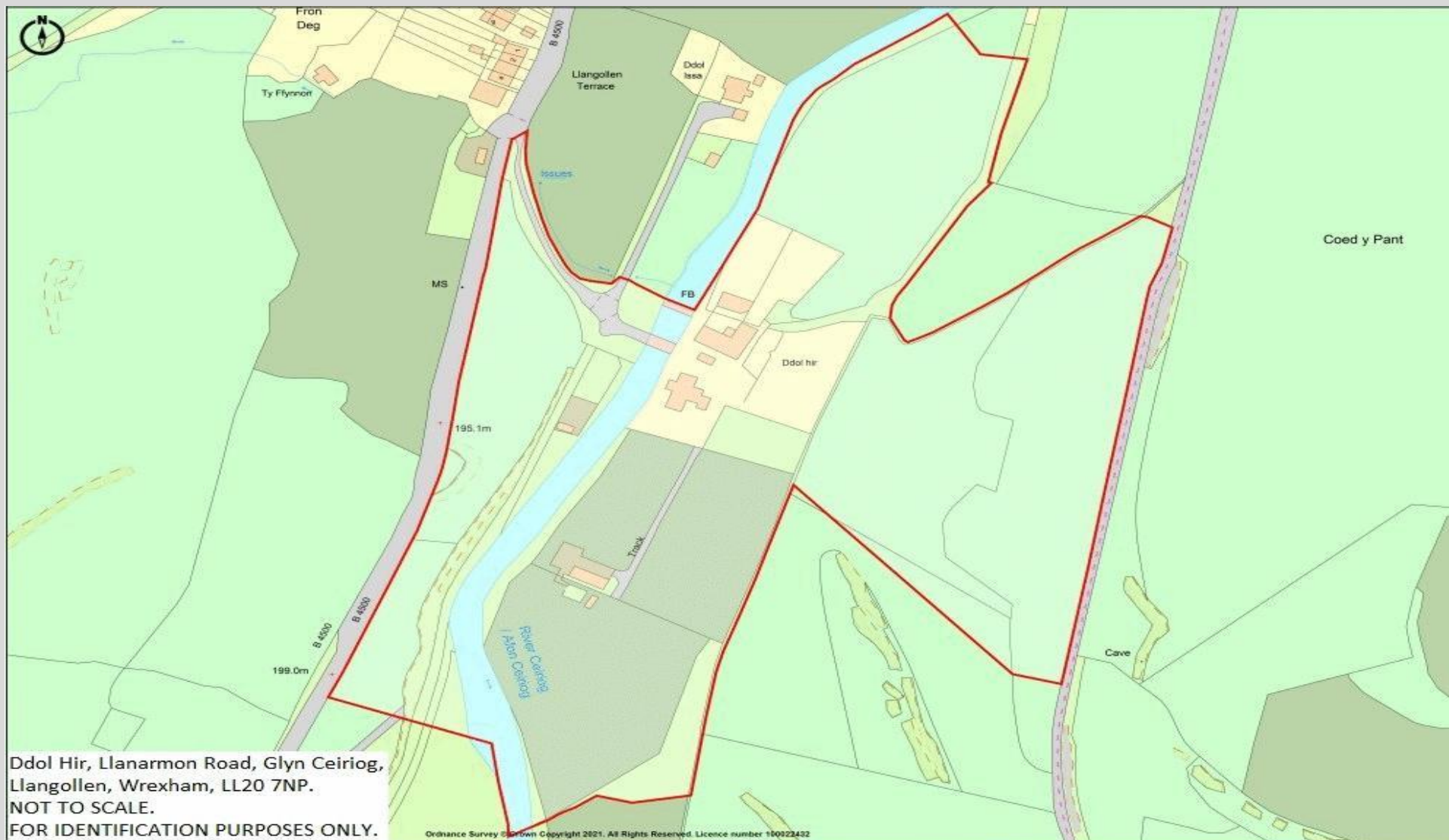
Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject 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 Price

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.







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 endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

View all our properties
on www.bowensonandwatson.co.uk



Bowen Son and Watson with Kent Jones
Oswestry Office
Tel: 01691 652367

35 Bailey Street Oswestry Shropshire SY11 1PX
oswestry@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk



Knowledge | Expertise | Integrity