

Town & Country

Estate & Letting Agents

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All dimensions are to be checked on site prior to commencing work.
DO NOT SCALE FROM THIS DRAWING.

NOTES

EAST ELEVATION
Scale 1 / 100

NORTH ELEVATION
Scale 1 / 100
Timber cladding

WEST ELEVATION
Scale 1 / 100

SOUTH ELEVATION
Scale 1 / 100
Road Level

Rev.	Date	By	Check	Description
B	22	DL		Windows changed
A	27	DL		Window openings amended
Rev.	Date	By	Check	Description
Revisions				

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Web: www.plattwhite.co.uk

Client: MR J LLOYD

Project: ODDI-AR-Y-TWMPATH, GARTH
GLYN CEIRIOG, LL20 7LY

Subject: BUILDING 2
PROPOSED ELEVATIONS

Drawg. No. 3971-11
Scale 2 / 100 @ A3

Drawn by AL
Checked by DL
Date Feb 2020



Oddi-Ar-Y-Twmpath Barns , Glyn Ceiriog, LL20 7LY

Auction Guide £150,000

PUBLIC ONLINE AUCTION bidding starts at 5.30pm on June 27th 2024 GUIDE PRICE £150,000.
LOCATION, LOCATION, LOCATION!!! Town and Country Oswestry offer an amazing opportunity to purchase two stone two storey barns ripe for development WITH FULL PLANNING PERMISSION FOR RESIDENTIAL USE. A gravelled driveway leads up to the barns with off road parking. All amenities are close at hand along with excellent road links to larger town and cities. An opportunity not to be missed!!! UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 2%+VAT buyers premium and contracts are exchanged.

Directions

From Oswestry join the A5 travelling towards Wrexham. upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left onto the B4500 towards Glyn Ceiriog. Continue along for approximately 6 miles until reaching Glyn Ceiriog. At the mini roundabout in the centre of the village take the fourth exit onto High Street. Proceed up the High Street and at the cross roads turn left and follow the lane up. The driveway to the barns will be found on the right hand side. Follow the gravelled driveway leading up to the barns. PLEASE DO NOT FOLLOW THE SAT NAV AS THIS WILL NOT TAKE YOU TO THE PROPERTY.

Overview

A fantastic opportunity to purchase two detached stone barns with full planning permission for a three bedroom home and separate two bedroom home with services accessible and connection to a shared septic tank already in place.

Location



The barns are situated in a truly stunning elevated position on the edge of Glyn Ceiriog in the heart of the beautiful Ceiriog Valley. Each barn will take in the fantastic views over the surrounding hillside and mountains.

To The Outside



A gravelled driveway that is shared with the farmhouse opens out onto the parking area for the two barns. There is ample off road parking for several cars and turning space.

Additional Photo



Additional Photo



Internals of Barn Two



Internals of Barn One



Additional Photo



To The Rear



Adjoining Paddock

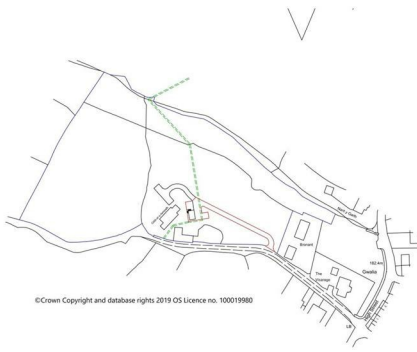


The barns will also have an adjoining paddock included in the sale. The paddock is fully enclosed and extends to approximately 1/2 an acre.

Plans for the Barns



Plans for the Barns



LOCATION PLAN
Scale 1 / 1250

PLATT WHITE
Architects
100, High Street, London, E15 2JF
Tel: 020 7463 4000
www.plattwhite.com

Project: Barns
Client: [Redacted]
Date: 10/10/2019

Plans for the Barns



EAST ELEVATION
Scale 1 / 100

NORTH ELEVATION
Scale 1 / 100

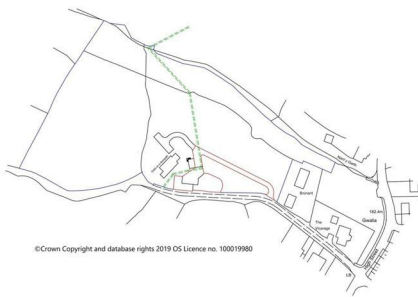
WEST ELEVATION
Scale 1 / 100

SOUTH ELEVATION
Scale 1 / 100

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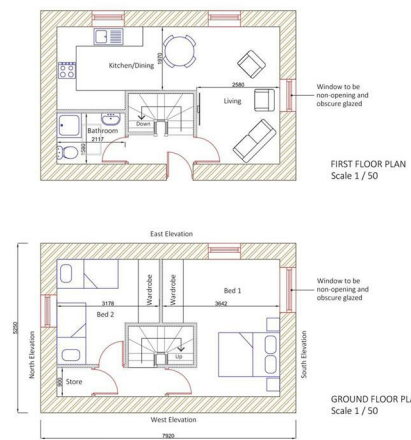


LOCATION PLAN
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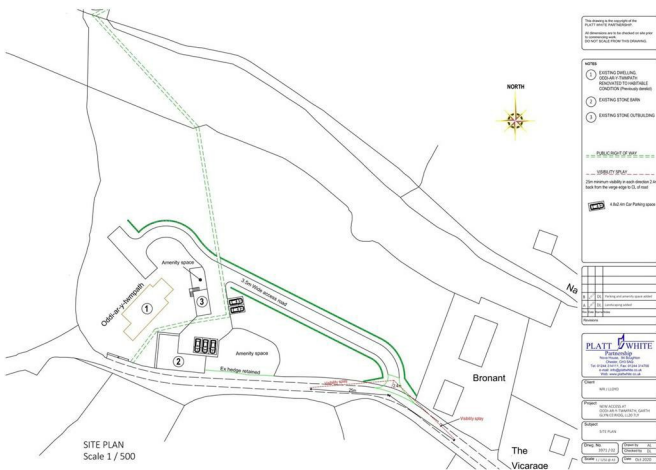
FIRST FLOOR PLAN
Scale 1 / 50

GROUND FLOOR PLAN
Scale 1 / 50

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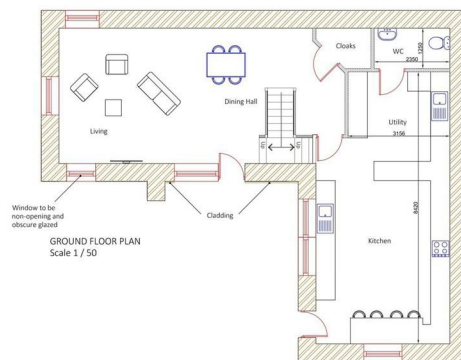


SITE PLAN
Scale 1 / 500

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Plans for the Barns

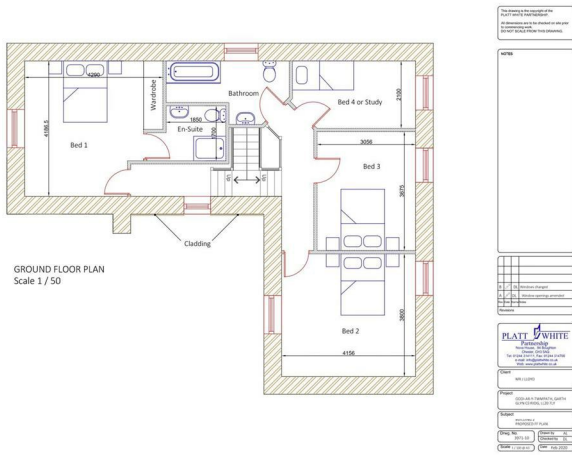


GROUND FLOOR PLAN
Scale 1 / 50

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Plans for the Barns



To Make a Pre-Auction Offer

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 Buyer's 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.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

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

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

Guide Price and Reserve Price

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.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

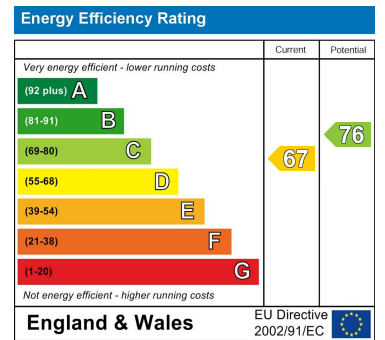
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Floor Plan

Area Map



Energy Efficiency Graph



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