

Town & Country

Estate & Letting Agents



Pear Tree Cottage , Oswestry, SY10 9BA

Auction Guide £175,000

PUBLIC ONLINE AUCTION bidding starts at 5.30pm on June 27th 2024 GUIDE PRICE £200,000. Town and Country Property Auctions are pleased to offer this fantastic opportunity to purchase a derelict cottage sitting in elevated grounds extending to around five acres with gated road access. Offering fantastic development possibilities to further develop into a superb family home subject to the necessary planning consent. Set in the sought after location of Candy. 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 Oswestry office proceed out of town on the Trefonen Road. Follow the road along and after passing through the dip turn right signposted Llansilin and Croesaubach. Follow this lane along before turning right sign posted Candy. Follow the road down to the bottom bearing around to the right and continue along where the land will be found on the left hand side. If using what three words they are:- toothpick.bootleg.cooks

Overview

The ground extend to approximately five acres in total and consist of woodland and mature planting. The derelict cottage sits in an elevated position with superb views over the Candy valley and surrounding countryside. The current owners have spent much time clearing the site to provide good gated access from the lane up to the property. A fantastic opportunity to develop the dwelling to create a fantastic country residence in a truly tranquil location. A rarity on the open market, buyers must visit the location to appreciate the potential on offer. Plans have been drawn for a fantastic modern dwelling by award winning architect Michael Kendrick however, the existing house is also able to be re-built on its current footprint.

Location



Aerial Photo



Additional Photo



Additional Photo



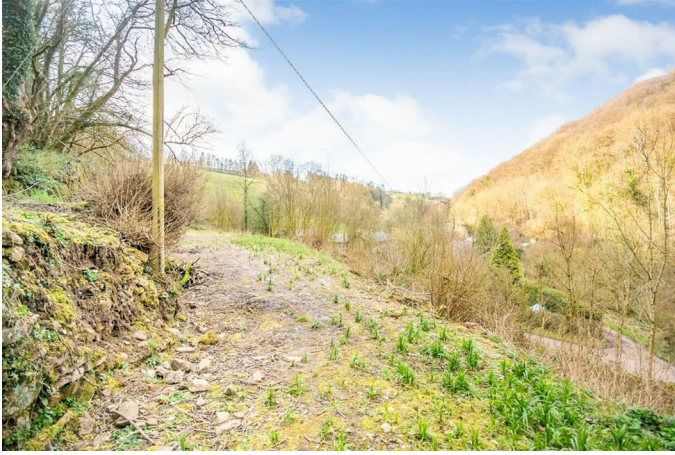
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Access



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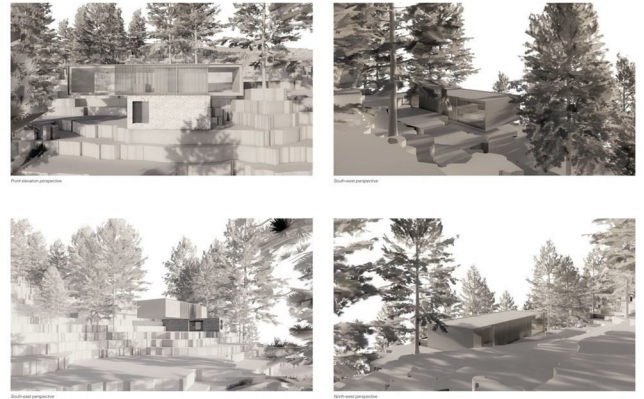


The Cottage



Plans have been drawn for a fantastic modern dwelling by award winning architect Michael Kendrick however, the existing house is also able to be re-built on its current footprint. Further plans and information can be provided upon request. The vendor also informs us that he has had a Topographical survey and a copy of this can also be provided upon request.

Proposed External Perspective Visual



MICHAEL
KENDRICK
ARCHITECTS

PROPOSED EXTERNAL PERSPECTIVE VISUALS

10000, Pine Tree College
Programming Application, March, November 2010

Additional Photo



Additional Photo



Additional Photo



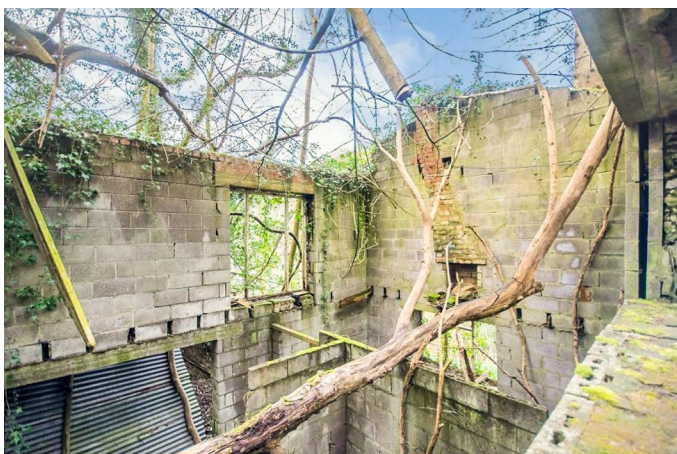
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The Interior



Additional Photo



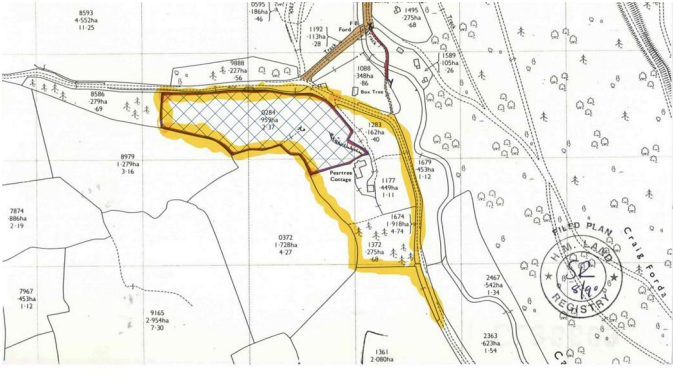
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The Woodland



Outline of the Land included



Additional Photo



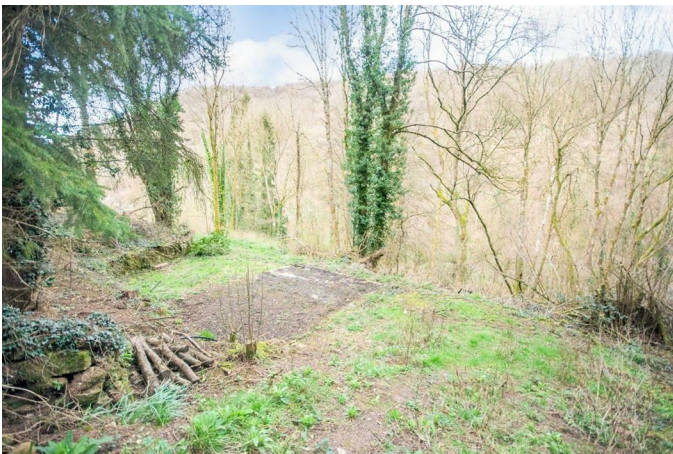
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Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience -

State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

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

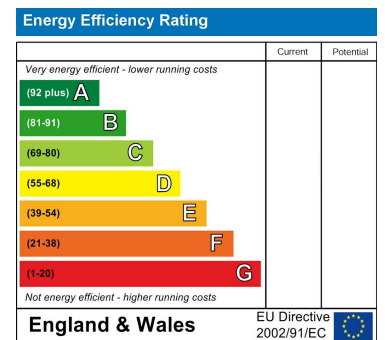
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to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

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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