



**JONES
PECKOVER**
Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Gates Farm Holly Bush, Bangor On Dee, LL13 0BG

- Semi-detached 3 bed house
- Rural yet convenient
- Yard and buildings
- Approximately 1.97-acre site
- In need of renovation
- For sale by Public Auction 3 JULY 2024

*****AUCTION LOCATION - HOTEL WREXHAM (FORMERLY HOLT LODGE), WREXHAM ROAD, LL13 9SW****

*****3 July 2024 at 6.30pm****

Upon the instruction of Wrexham County Borough Council, Jones Peckover are delighted to offer the property for sale by public auction.

Situated just off the A525 Whitchurch Road off Holly Bush Lane and lying approximately 2 miles from Bangor-on-Dee, the property comprises of a 3 bedroomed, semi-detached property constructed of brick being pebble dashed lying under a slate roof. The property is in need of renovation and modernisation yet provides a blank canvas to become a very comfortable family home. The property has access to both front and rear, and in particular benefits from a sizable yard and adjoining paddock in all extending to approximately 1.97 acres.

The yard itself contains a number of both traditional and more modern buildings, many of which are significantly dilapidated but offer a footprint to work from. Separate access to the yard is provided via a concrete drive over the piped culvert.

An interesting property which offers no end of opportunity as a small holding or as a variety of other uses subject to the necessary planning permissions being obtained. Viewing is highly recommended.

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at HOTEL WREXHAM (FORERLY HOLT LODGE HOTEL, WREXHAM ROAD, HOLT, WREXHAM LL13 9SW on 3rd JULY 2024 at 6.30PM (subject to conditions and unless an acceptable offer is received in the meantime)

ACCOMMODATION

PORCH AND HALLWAY

Stairs leading up to the first floor. Window to the side. Door to the right to the Lounge, door to the left through to the dining room leading to the kitchen and bathroom. Quarry Tile to the majority of the ground floor.

LOUNGE

14'6" x 11'5" (4.425 x 3.494)

Large room. Open fire. Window to the front of the property.



DINING ROOM

10'5" x 10'1" (3.190 x 3.087)

Dining room to the left of the property. Open fire and Window to the front. door through to Kitchen. Door through to Downstairs family bathroom.

KITCHEN

8'5" x 7'8" (2.584 x 2.342)

Quarry tiled floor, some base and wall units. Window to the rear. Door out to the side of the property.

BATHROOM

6'3" x 5'4" (1.906 x 1.650)

Ground floor bathroom accessed from the dining room. Bath, toilet and basin. Window to the rear.

LANDING

First floor landing. Window to the rear. Loft hatch. 3 doors to the bedrooms.

BEDROOM 1

11'8" x 11'5" (3.567 x 3.488)

Window to the front.

BEDROOM 2

12'9" x 9'4" (3.898 x 2.864)

Bedroom to the front of the property. Window to the front. Small Storage cupboard with water cylinder.

BEDROOM 3

9'6" x 7'2" (2.897 x 2.187)

Third bedroom to the rear, window over looking the rear garden,

SERVICES - FARMHOUSE

Mains Water

Mains Electricity

Private Drainage

VENDORS SOLICITOR

Place Team, Legal Services, Governance & Customer, Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

VIEWING

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND MUST BE ACCOMPANIED BY THE SELLING AGENTS. ACCESS TO THE PROPERTY IS NOT PERMITTED WITHOUT PRIOR APPOINTMENT.

Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.

RESTRICTION OF USE

The dwelling will be subject to an overage which will be protected by way of a restrictive covenant on use and a restriction on title.

SINGLE FARM PAYMENT

For the avoidance of doubt no entitlement of any Single Farm Payment will pass with the property. Local Agricultural Office: N.A.W.A.D. Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MONEY LAUNDERING (D)

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.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not

rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		1
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

