



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Old School Hall, Erbistock, Wrexham, LL13 0DW

- Detached Character Property
- Planning for Residential Conversion
- Generous Plot
- For Sale By Public Auction
- Envable Rural Location
- 2 Bedroom/2 Bathroom Residence
- Additional Brick Outbuilding
- 16th September 2026

This detached character property, formerly the Village Hall, occupies an enviable rural location on a quiet country lane in a peaceful and well-regarded location.

The property benefits from planning permission to provide a 2 bedroom, 2 bathroom residential property set in generous grounds

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at The St. Asaph Cricket Club, The Roe, St. Asaph, LL17 0LU, on Wednesday 16th September, 2026 at 6.30PM (subject to conditions).

VENDORS' SOLICITORS: Llyr Williams of Messrs. Swayne Johnson, 2 Hall Square, Denbigh, LL16 3PA
Tel: 01745 812835

LOCATION

The property occupies an enviable peaceful location on the periphery of the well-regarded village of Erbistock which boasts two very well known riverside pubs and enjoys excellent road links via the A483 to the national motorway network and nearby towns including Wrexham (6 miles) Chester (20 miles) and Shrewsbury (25 miles). There are well regarded primary and secondary schools nearby together with a good number of private schools within easy daily travelling distance.

THE PROPERTY

The property comprises of a detached former school house and village hall, constructed of brick under a pitched slated roof and is sold with planning permission for conversion to a residential property. The plans provide for a spacious house with Lounge, Kitchen, Study, 2 Bedrooms, Bathroom and En Suite Shower Room. Link to planning information: P/2023/0724.

COVENANT

The property must not be used for:
Manufacture, distribution or sale of alcohol. Religious use. Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; use as a club or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present; weddings.

The purchaser must not make or suffer or allow to be made any complaint or bring action about the noise or disturbance caused by the ringing of any bell or bells in the neighbouring church vested in the Transferor. If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser. The purchaser will be responsible for meeting surveyors and solicitors' fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

IMPORTANCE NOTICE (D)

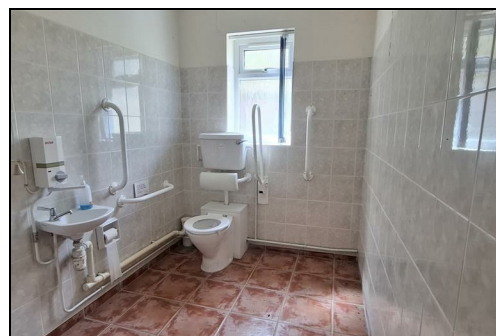
None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior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

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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for



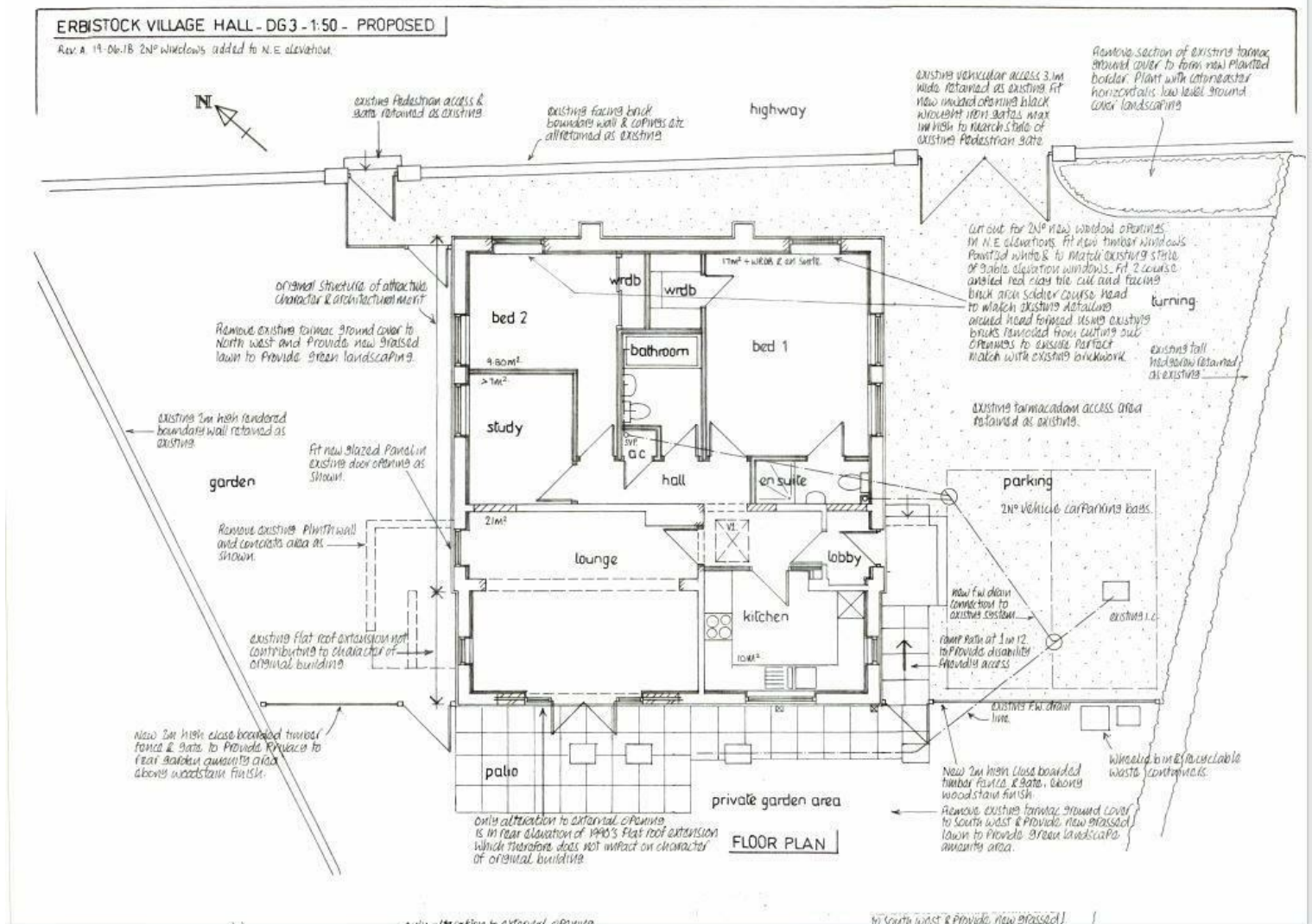
PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to

provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

BUYERS PREMIUM

A buyers premium of £1000 plus VAT (£1,200) will apply. This sum will be payable by the successful purchaser(s) on the evening of the auction.



Proposed site plan to be read in
conjunction with Proposed Floor
Plan DG-3

ERBISTOCK VILLAGE
HALL- DG6- 1:500
PROPOSED

SITE PLAN

