FOR SALE

Auction Guide Price £225,000 - £250,000

The Oaks Lightwood Green, Overton, Wrexham, LL13 0HT

Auction Guide Price: £225,000 - £250,000
A characterful three-bedroom detached period country cottage situated within land and gardens which extend, in all, to around 1.84ac; all of which now offers excellent potential for comprehensive modernisation, improvement, and, potentially, improvement (STPP). Peacefully situated in a rural position close to Overton-On-Dee.

FOR SALE

Overton-On-Dee (1 miles), Penley (2 miles), Ellesmere (5 miles), Wrexham (9 miles)

All distances approximate.

- **Detached Country Cottage**
- **Characterful Features**
- **Land & Gardens ext to approx. 1.84ac**
- **Requiring Comprehensive Improvement**
- **Scope for Extension (STPP)**
- **Rural Location**

DESCRIPTION

Halls are delighted to offer The Oaks in Lightwood Green for sale by Public Auction

The Oaks is a detached traditional cottage offering an increasingly rare opportunity to acquire a rural property requiring comprehensive modernisation and improvement. The accommodation extends to approximately 1,106 sq ft and provides a useful existing layout with two principal reception rooms, kitchen and further reception space to the ground floor, together with three bedrooms and a bathroom on the first floor.

Of particular note is the extent of the property, with gardens and land extending in all to approximately 1.84 acres. The grounds provide considerable outside space together with a range of existing outbuildings and offer an excellent opportunity for a purchaser to restore and improve the cottage and its surroundings to their own requirements.

SITUATION

The Oaks occupies a pleasant position within the rural hamlet of Lightwood Green, which nestles against a backdrop of the rolling landscape of the England/Wales border and broadly equidistant between the villages of Penley and Overton-On-Dee which, between them, provide a range of day-to-day amenities, including Schools, Medical Facilities, Public Houses, and a range of independent Stores.

The nearby lakeland town of Ellesmere provides a wider range of amenities, with the county centres of Wrexham and Shrewsbury both accessible by car in around 30 minutes or under.

SCHOOLING

The area is served by a choice of primary and secondary schooling within Penley and the surrounding towns and villages. A wider selection of state and independent schools is available in Ellesmere, Whitchurch, Wrexham, Oswestry and Chester.

DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee, turning right after around 2.5 miles onto Redhall Lane. At the conclusion of Redhall Lane, turn left and continue for a further 0.8miles where the property will be situated on the right, identified by a Halls "For Sale" board.

W3W

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THE PROPERTY

The cottage is of traditional brick construction beneath a pitched slate roof and retains the proportions and character associated with a property of its period. Internally, the accommodation now requires a comprehensive programme of renovation, providing an opportunity for a purchaser to modernise the property throughout.

The ground floor is arranged around a central reception area, with a well-proportioned living room and separate dining room providing the principal reception accommodation. A kitchen extends across the rear of the house, whilst an additional reception area offers further flexibility within the existing layout.

A staircase rises to the first floor where a central landing serves three bedrooms and the bathroom. The bedrooms enjoy views across the surrounding grounds and countryside

Whilst substantial improvement is required, the existing accommodation provides a straightforward basis from which to create an attractive country home, with potential for further alteration or extension subject to all necessary planning and other consents.

LAND & GARDENS

The grounds are an important feature of The Oaks and extend to approximately 1.84 acres in all. The land surrounds and extends away from the cottage, comprising former garden areas and more open sections enclosed principally by mature hedgerows and established trees.

There is ample space for parking and the grounds offer considerable scope for landscaping, the creation of more formal gardens or other amenity uses appropriate to the property.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

A limited range of timber and brick-built outbuildings stands within the grounds. These are presently in poor condition and require substantial repair or replacement, but their presence further underlines the potential of the site, subject to any necessary consents.

N.B.
A further parcel of amenity land extending to approximately 2.62ac will offered for sale immediately after The Oaks. This is delineated in blue on the accompanying plan.

SERVICES
We are advised that the property benefits from mains water and electric. Drainage is to a private system.

TENURE & POSSESSION
The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY
Wrexham Council

COUNCIL TAX
The property is shown as being within council tax band F on the local authority register

METHOD OF SALE
The property will be offered for sale by Public Auction on Friday 25th September 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BUYER'S PREMIUM
In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

CONTRACT PACK & SPECIAL CONDITIONS
The property will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or via the vendor's solicitor, Lauren Blackford of GHP solicitors, Berwyn St, Llangollen LL20 8ND, prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

GUIDE PRICE & RESERVE
Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BIDDING ON BEHALF OF ANOTHER PARTY
Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

AML
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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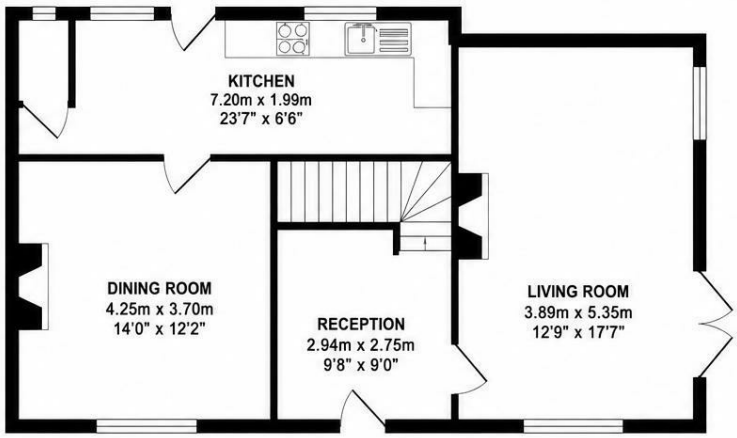
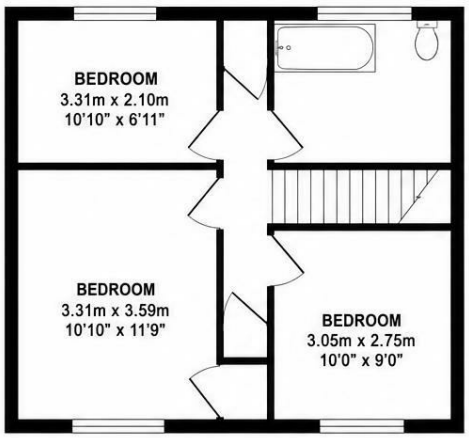
Approximate Area = 102.78 sq. m. / 1106.36 sq. ft.
Ground Floor = 61.80 sq. m. / 665.18 sq. ft.
First Floor = 40.99 sq. m. / 441.18 sq. ft.
For identification only - Not to scale



GROUND FLOOR



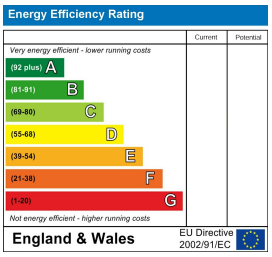
FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1354649

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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