Town & Country

Estate & Letting Agents









Brookside Cottage and Garage Main Road, Hengoed, SY10 7EU

Auction Guide £225,000

TO BE SOLD VIA ONLINE AUCTION ON 16TH DECEMBER!! Located in the charming area of Hengoed, Oswestry, this remarkable property presents an exceptional development opportunity for discerning buyers. The sale includes a three-bedroom cottage that is ripe for full renovation, allowing you to create a bespoke home tailored to your tastes. In addition to the cottage, the property features a collection of industrial buildings that offer immense potential for various uses, whether for commercial ventures or further residential development. The presence of garaging and workshops with a two bedroom flat above enhances the versatility of the space, making it suitable for a range of projects. One of the standout features of this property is the extensive parking available for a number of vehicles, making it an ideal choice for those who require ample space for guests or business operations. The sought-after location adds to the appeal, offering a blend of tranquillity and accessibility to local amenities. Whether you are looking to invest in a renovation project or seeking a versatile space for business, this development opportunity in Hengoed is one not to be missed.

Directions
From our Oswestry office proceed up Willow Street and bear right onto Oakhurst Road. Proceed out of town on this road and after approximately one mile turn right signposted Hengoed and Weston Rhyn. Proceed along this road for approximately 1.5 miles until reaching the hamlet of Hengoed. The property will be found on the left hand side.

Location



Located in the pretty and sought after village of Hengoed, all amenities are close at hand with Oswestry being a short drive away.

Accommodation Comprises

Offices and Workshop



Hallway
With a door to the front and access to the rooms.

Office 6'7" x 10'0" (2.01m x 3.05m)
Window to the front of the property.

Cloakroom
Wash hand basin and WC.

Second Office/ kitchen 8'7" x 10'2" (2.64m x 3.10m)
Window to the front and sink unit.

Store 14'7" x 13'0" (4.47m x 3.97m)

Second Store 12'0" x 17'2" (3.66m x 5.25m)
An L shaped room with a window to the side.

Workshop 25'4" x 25'6" (7.73m x 7.78m)
Door to the front.

Second Workshop 25'8" x 16'8" (7.83m x 5.10m)
Door to the front.

Third Workshop 22'6" x 28'8" (6.87m x 8.76m)
Having a large door to the front.

Storage Area 22'7" x 6'6" (6.89m x 2.00m)
Storage area.

Yard Area



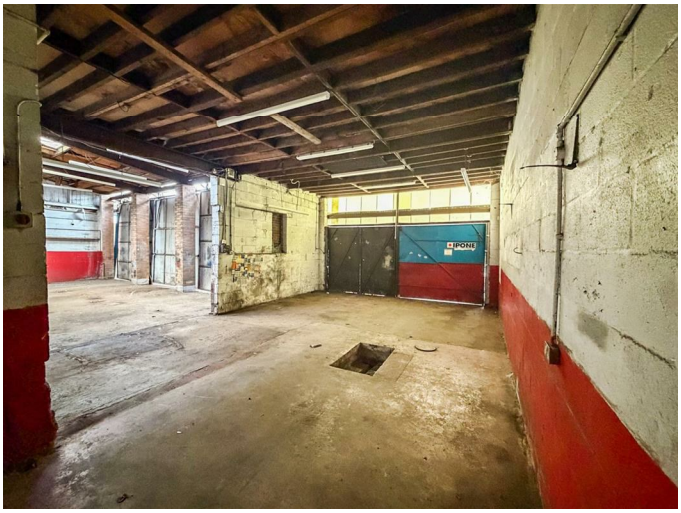
The property has an expansive yard area providing parking and storage area for a number of vehicles.

Garage & Flat



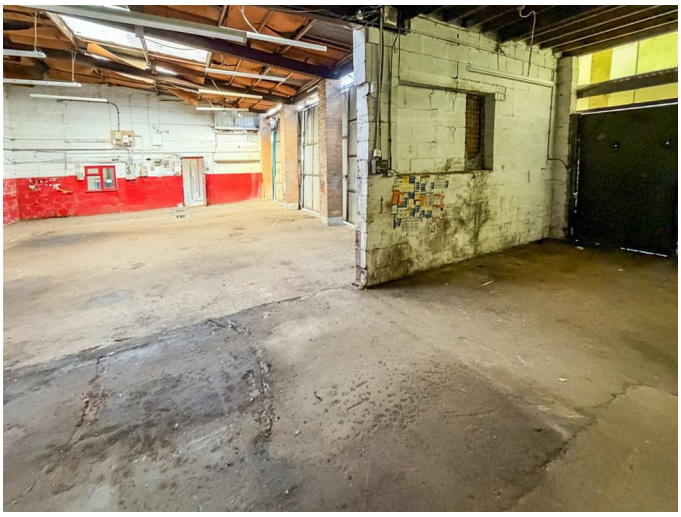
The garaging, workshops and first floor flat are located at the front of the development with good roadside access.

Garage Below Flat 33'0" x 26'5" (10.08m x 8.07m)



Accessed through three roller shutter doors.

Second Area 32'4" x 18'8" (9.88m x 5.69m)



Two doors to the front of the property. Storage area off.

Reception Room 10'7" x 26'2" (3.25m x 8.00m)



Having a covered area to the front.

Additional Photo



First Floor Flat

Hall
With stairs to the first floor.

Landing
With a storage cupboard off.

Kitchen 9'4" x 10'8" (2.84m x 3.25m)



Window to the rear, range of wall and base units. Sink and drainer unit with mixer tap over, part tiled walls and vinyl floor.

Bathroom



Three piece white suite and a glazed window.

Lounge 13'6" x 16'2" (4.13m x 4.95m)



Window to the front and wall mounted fire.

Bedroom One 8'6" x 12'1" (2.61m x 3.70m)



Window to the rear.

Bedroom Two 8'3" x 14'0" (2.52m x 4.28m)



Windows to the front and rear.

Decked Area



There is a decked area off the hallway ideal for sitting out.

Detached Cottage



The detached cottage requires a major scheme of renovation.

Hall
Stairs to the first floor and a window to the side.

Kitchen 14'6" x 5'11" (4.43m x 1.82m)
Window to the side of the property.

Lounge 24'10" x 12'1" (7.57m x 3.68m)
Two windows to the front and a radiator.

Front Hallway
There is a door to the front.

Dining Room 12'1" x 10'4" (3.7m x 3.15m)
Windows to the front and side and a fireplace.

First Floor Landing
Radiator with an airing cupboard off.

Bedroom One 12'2" x 12'2" (3.71m x 3.72m)



Window to the front and a radiator.

Bedroom Two 14'2" x 12'0" (4.32m x 3.66m)



Window to the front, radiator.

Bedroom Three 12'0" x 9'1" (3.66m x 2.77m)



Window to the front.

Bathroom



Window to the rear.

Rear Outbuilding & Parking



There is a breeze block outbuilding and store to the rear of the cottage along with a small courtyard area. There is parking provision to the front of the property.

Rear Workshops 22'8" x 41'11" (6.91m x 12.78m)



The one workshop at the rear has a roller door.

Additional Photo



Rear Store 26'0" x 10'0" (7.95m x 3.06m)

Front Store 15'2" x 24'6" (4.62m x 7.47m)

Door to the side.

Front Store

With a door to the front.

Additional Information

We await clarity from our owners legal team as to whether this purchase qualifies for VAT.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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. Further details can be downloaded from the auction website www.townandcountrypropertyauctions.co.uk.

To Book a Viewing

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

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.

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.
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 most 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.

Additional Photo

Town and Country Services

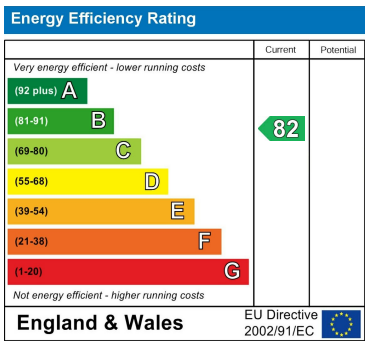
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Floor Plan

Area Map



Energy Efficiency Graph



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