

FOR SALE



Wrexham Building Plots School Lane, Southsea, Wrexham, LL11 6SH



FOR SALE

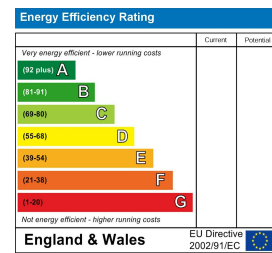
Offers in the region of £280,000

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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 Rating



An exciting development opportunity with full planning permission granted for 8 properties, stands in a sought-after location and promises outstanding views across Moss Valley. The site is a mixture of terraces and a detached property with 3 of the terraces being part-built.



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null Reception Room/s



null Bedroom/s



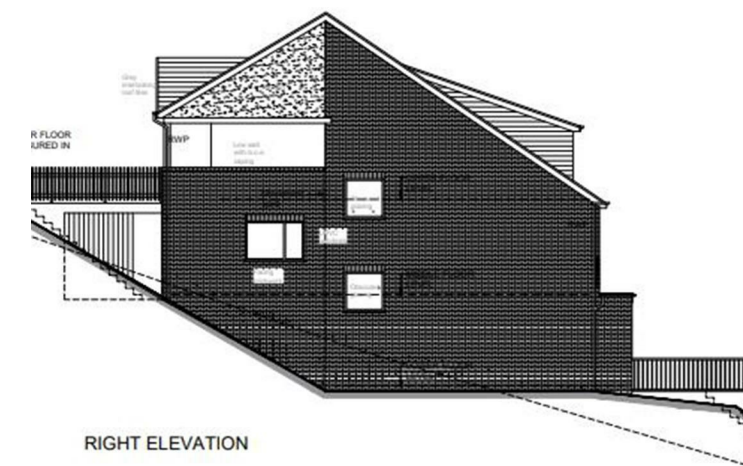
null Bath/Shower Room/s



UNIT 7 UNIT 6 UNIT 5 UNIT 4



ELEVATION



RIGHT ELEVATION

- Building Plot
- 4x 3 Storey Houses
- 3x 3 Storey Houses (Part-Built)
- Site Area - 0.66 Acre
- Sought-After Location
- Planning Reference P/2013/0697

N.B.

Three additional houses within the scheme are already built and sold and do not form part of the sale.

SITUATION

The site is located overlooking Moss Valley Country Park in an elevated position with several amenities close by, including schools, shops and major transport links. Wrexham is only a 10 minute drive away, allowing the future buyers to reap the benefits of living outside of town, yet within close proximity. The building plot is of a generous size, opposite an established housing estate and benefitting from direct access from School Lane.

DIRECTIONS

Leave Ellesmere, heading towards Wales on Grange Road (A528) for around 7 miles before turning left onto Twining Hill (A539). Continue along Twining Hill (A539) until you arrive at the main junction for the A483, heading northbound towards Wrexham. Exit the A483 at Junction 4 and take the first left at the roundabout onto Ruthin Road (A525). Take the second right onto Heritage Way and then the first right onto Bersham Road. Follow the road around to the left and then take the left turn onto Southsea Road, before taking the right turn onto Bryn Hedd and then immediately right again onto School Lane.

PLANNING PERMISSION

The site has FULL PLANNING PERMISSION to build 8 properties and can be viewed on Wrexham Planning Portal under reference: P/2013/0697.

APPROVED ACCOMMODATION

- Unit 4 - GF: Garage / Living room / Cloakroom. L1: 3 Bedrooms / Bathroom / Study/Play Room. L2 Open Plan Kitchen/Dining/Living Area 168sqm/1808 sqft.
- Unit 5 - GF: Garage / Living room / Cloakroom. L1: 3 Bedrooms / Bathroom / Study/Play Room. L2 Open Plan Kitchen/Dining/Living Area 168sqm/1808 sqft.
- Unit 6 - GF: Garage / Living room / Cloakroom. L1: 3 Bedrooms / Bathroom / Study/Play Room. L2 Open Plan Kitchen/Dining/Living Area 168sqm/1808 sqft.
- Unit 7 - GF: Garage / Living room / Cloakroom. L1: 3 Bedrooms / Bathroom / Study/Play Room. L2 Open Plan Kitchen/Dining/Living Area 168sqm/1808 sqft.
- Unit 8 - GF: Garage / Living room / Cloakroom. L1: 3 Bedrooms / Bathroom / Study/Play Room. L2 Open Plan Kitchen/Dining/Living Area 168sqm/1808 sqft.
- Unit 9 - GF: Garage / Living room / Cloakroom. L1: 3 Bedrooms / Bathroom / Study/Play Room. L2 Open Plan Kitchen/Dining/Living Area 168sqm/1808 sqft.
- Unit 10 - GF: Garage / Living room / Cloakroom. L1: 3 Bedrooms / Bathroom / Study/Play Room. L2 Open Plan Kitchen/Dining/Living Area 168sqm/1808 sqft.

SERVICES

We are advised that mains water, electricity and drainage are available close by. The purchaser will be responsible for undertaking their own enquiries with the relevant utility providers and will also be responsible for all necessary connections.

TENURE

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

LOCAL AUTHORITY

DESCRIPTION

Halls are delighted with instructions to offer this exciting development opportunity for sale by private treaty.

The sale provides an opportunity for developers to acquire a site with full Planning Permission approved for 8 dwellings extending, in all, to over 14,000 sqft, situated in a particularly sought-after location, with great access to Wrexham Town Centre. Accessed directly from School Lane in Southsea, 3 of the properties have already been part-built, with a further row of 4 terraces and a detached dwelling yet to be begin construction.

There is already a row of 3 terraces which have already been completed (not for sale) next to the site, giving prospective purchasers an opportunity to envisage how the final build will look.

Each property is afforded amazing views across Hope Valley Country Park, with the design of the properties being laid out as such to take advantage of these. The terraces are designed with living accommodation on the top and bottom of the three floor, with the bedrooms located on the middle floors.