



Building Plot, Chapel Street, Wrexham, LL14 3TB

Price £100,000

An excellent opportunity to acquire a parcel of building land extending to approximately 484 sqm having the benefit of outline planning consent for a single dwelling granted 16th September 2024. Planning reference P/2024/0076. Located just a short drive from the popular and picturesque tourist town of Llangollen and having the benefit of an excellent range of convenient amenities within the village of Acrefair, Ruabon and Cefn Mawr including supermarkets, train station, schools and frequent bus service. Ecological, Arboricultural, Mining and Green Infrastructure assessments have already been carried out and are available upon request. The plot has the potential of an additional dwelling subject to all necessary consents and an overage payment if successful.

Location

The village of Acrefair offers a range of convenient amenities whilst a wider range is available in the adjoining villages of Ruabon and Cefn Mawr including both primary and secondary schools, supermarkets, train station, doctors surgery and dentists. The area is popular amongst walkers due to its stunning scenery overlooking the Dee Valley and canal side walks to the tourist and vibrant town of Llangollen. Excellent road links allow for daily commuting to Wrexham, Oswestry and the North West.

Directions

From Llangollen proceed along the A539 Llangollen Road in the direction of Ruabon passing through the village of Trevor and into Acrefair. Take the left turn onto Chapel Street (opposite King Street) and the building plot will be observed on the right in an elevated setting.

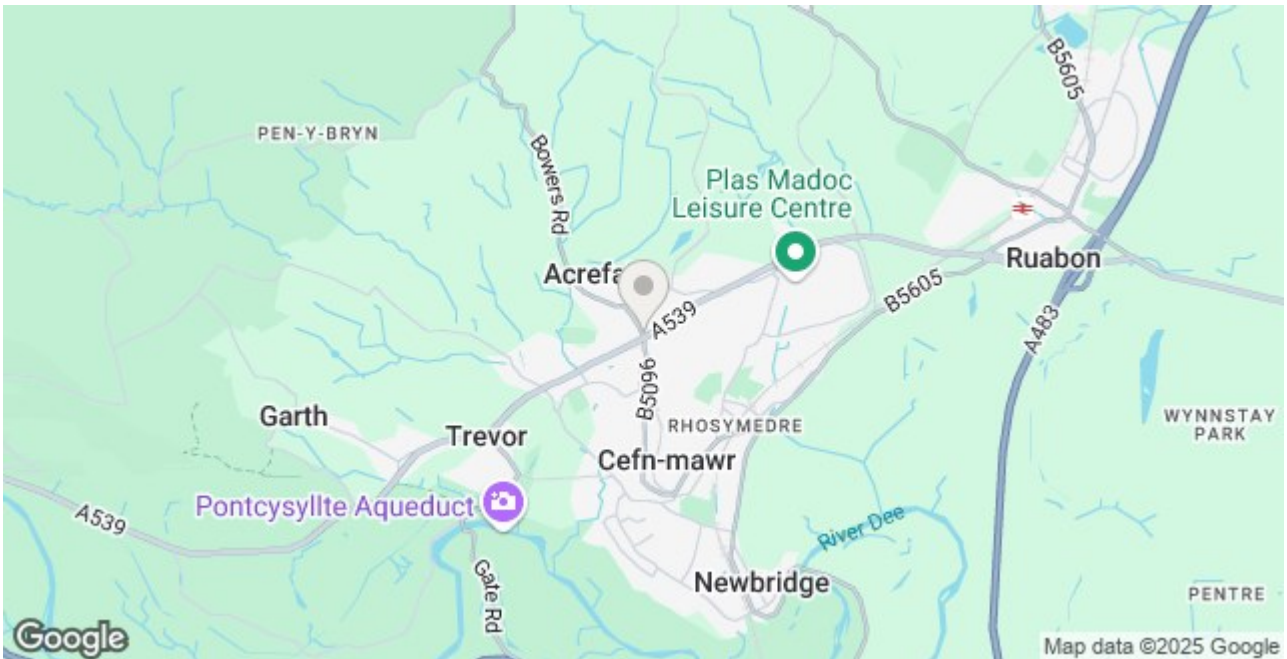
Outline Planning

484 sqm having the benefit of outline planning consent for a single dwelling granted 16th September 2024. Planning reference P/2024/0076

Title Plans - CYM694521 & CYM671983

Overage Clause

£30,000 if planning obtained for additional dwelling – clause to have a 10 year period from completion of land.





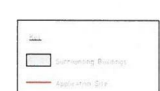
Site Plan 1:200



Location Plan 1:1250

Planting Stock Specification						
Symbol	Species	Shape	Stem Girth @ 1m	Height	Container Volume	Production Method
	Decid. Fruit Maple (M)	Ovaloid	100 - 150	25m - 30m	150L	Container Grown
	Decid. Fruit Maple (M)	Ovaloid	100 - 150	25m - 30m	150L	Container Grown

All landscaping works to be completed in all respects within three months of the first day of completion of the development, with the exception of any landscaping (planting) which shall be carried out in the first planting season (November onwards) or between March & September following the first year.



Rev	Date	Detail	Initial

Project:
Proposed dwelling on land adjacent to Bryn Gwyn, Chapel Street, Acrefair Wrexham, LL14 3TB

Title:
Site and Location Plan

Scale: (A2)
1:200 & 1:1250

Drawn By:
S Hatherall

Date:
Jan 2024

Drawing No:
J193/001

Sheet:
1 of 1

blueprint
architectural services

LABC

Office 3K4,
Redwither Business Tower,
Wrexham, LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com
© copyright all rights reserved

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 must 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.

12 Castle Street, Llangollen, Denbighshire, LL20 8NU
Tel: 01978 861366 Email: llangollen@wingetts.co.uk www.wingetts.co.uk