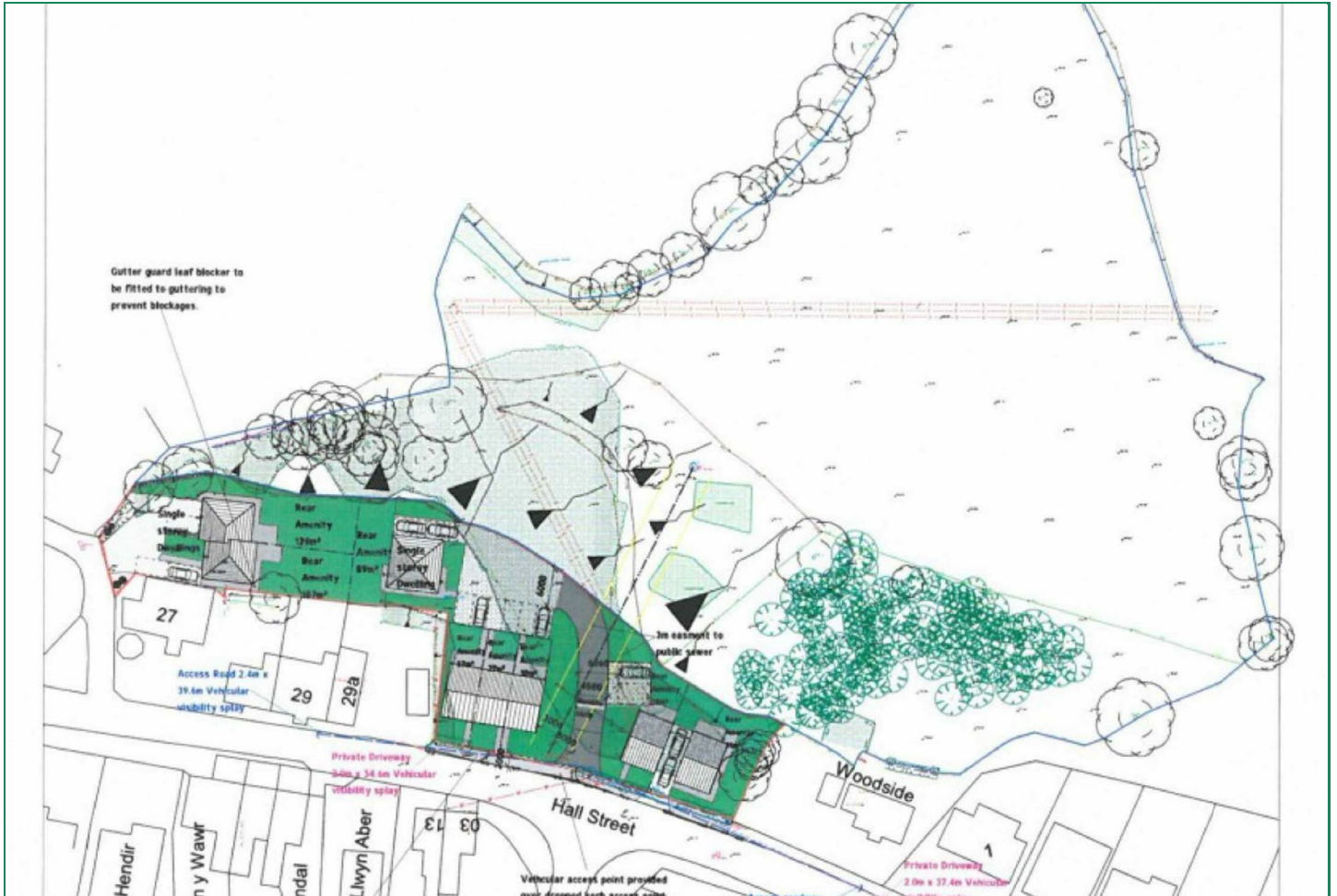


Wingetts

More than just estate agents



Hall Street , Penrycae, LL14 2RY

An excellent opportunity to purchase a parcel of residential development land extending to approx. 0.5 acres having the benefit of outline planning permission granted 23rd March 2020 for the erection of 8 dwellings. This cleared site benefits from 2 vehicular access points off Hall Street and a pleasant semi rural tree lined aspect across open fields to the rear. Services are available either on site or close by. The Architects, Blueprint, (01978 356500) advised the vendor and obtained the planning consent. Various reports are available online via <https://planning.wrexham.gov.uk/planning/search-applications> and upon request from Wingetts including the Ecology Report, Bat Report, Planning Certificate and Drainage Report. The current scheme includes 3 detached dwellings, a row of 3 mews houses and a pair of semi detached dwellings.

Offers Over £150,000

Hall Street

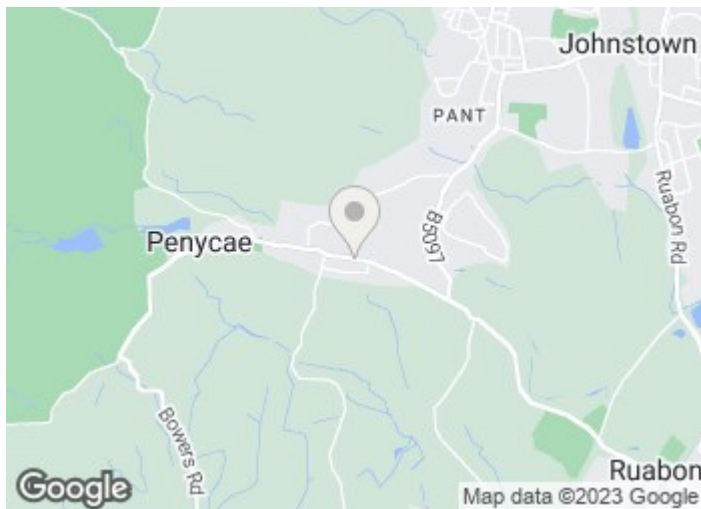
, Penycae, LL14 2RY



- Residential development site
- Cleared site
- Various reports available
- Outline planning consent for 8 dwellings
- 2 existing vehicular entrance points
- Village location with semi rural views
- Planning ref – P/2020/0787

LOCATION

DIRECTIONS



[Directions](#)





Floor Plan

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.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |