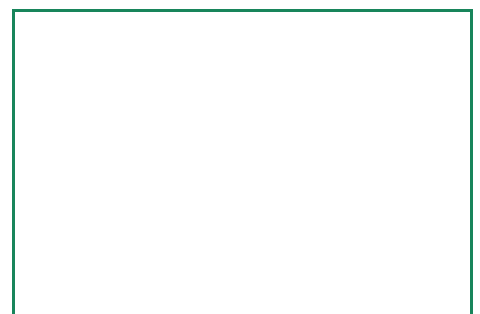
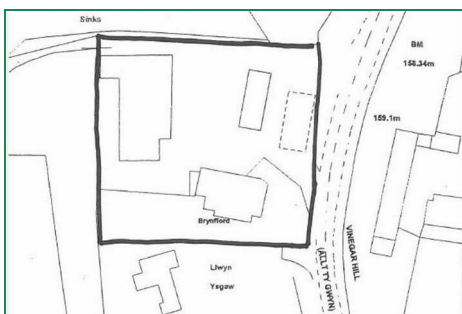
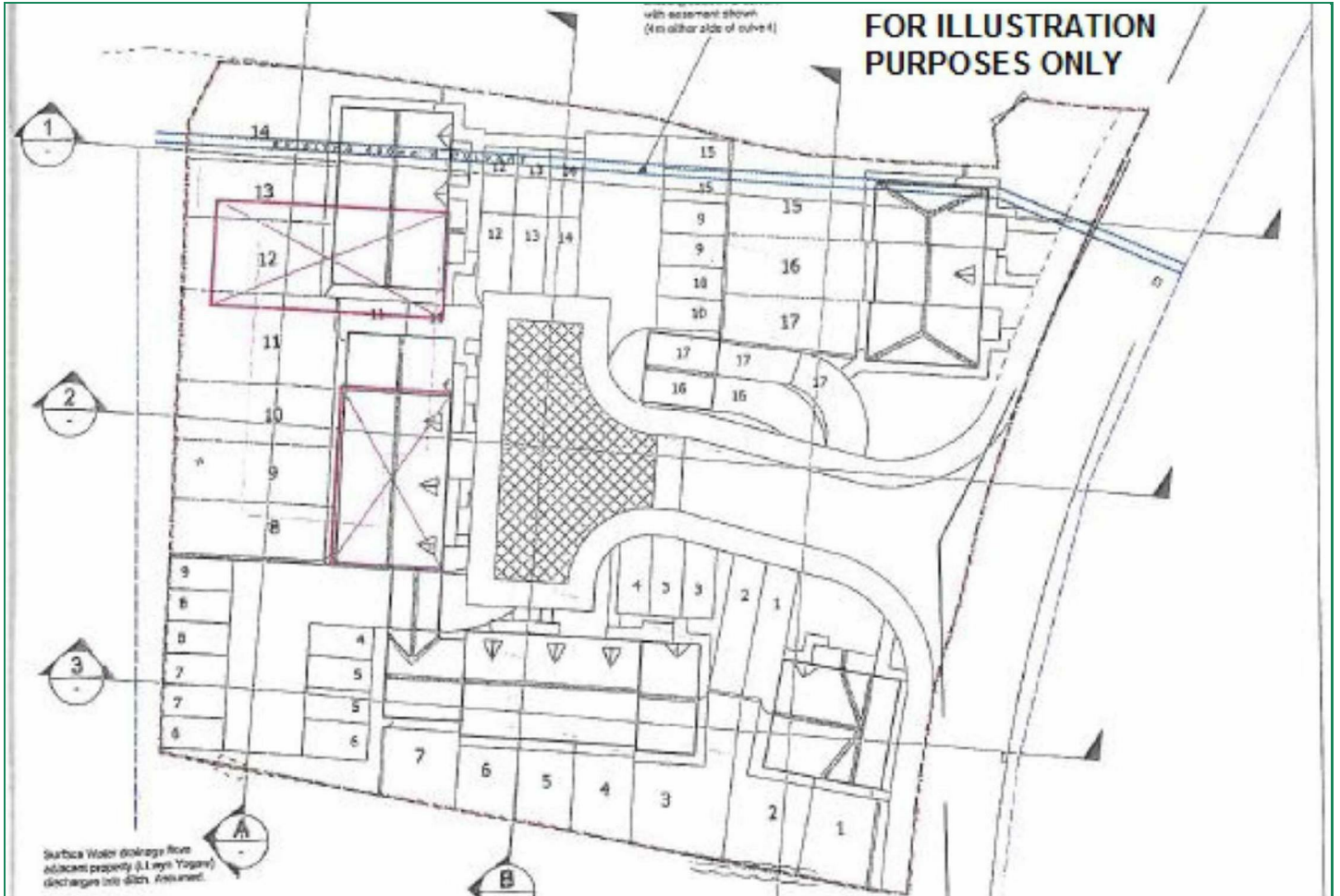


# Wingetts

More than just estate agents



## Vinegar Hill , Rhosllanerchrugog, LL14 1EH

A valuable parcel of potential building land ( subject to planning ) extending to just under 1 acre that is situated on the fringe of the village enjoying a countryside aspect. Currently accommodating a detached bungalow, former petrol station and commercial buildings, the land would be suitable for various house types, (subject to planning etc) and, in the opinion of the Agents would make an attractive development of between 12-16 dwellings.

The vendors would consider signing an option agreement with a developer to allow a period of time for planning permission to be achieved.

Guide Price £500,000

# Vinegar Hill

, Rhosllanerchrugog, LL14 1EH



- A valuable parcel
- Extending to
- Enjoying countryside aspect
- Former petrol station
- Of potential building land
- Just under 1 acre
- Currently accommodating
- (Subject to planning)
- On the fringe of the village
- A detached bungalow

## 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.

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