



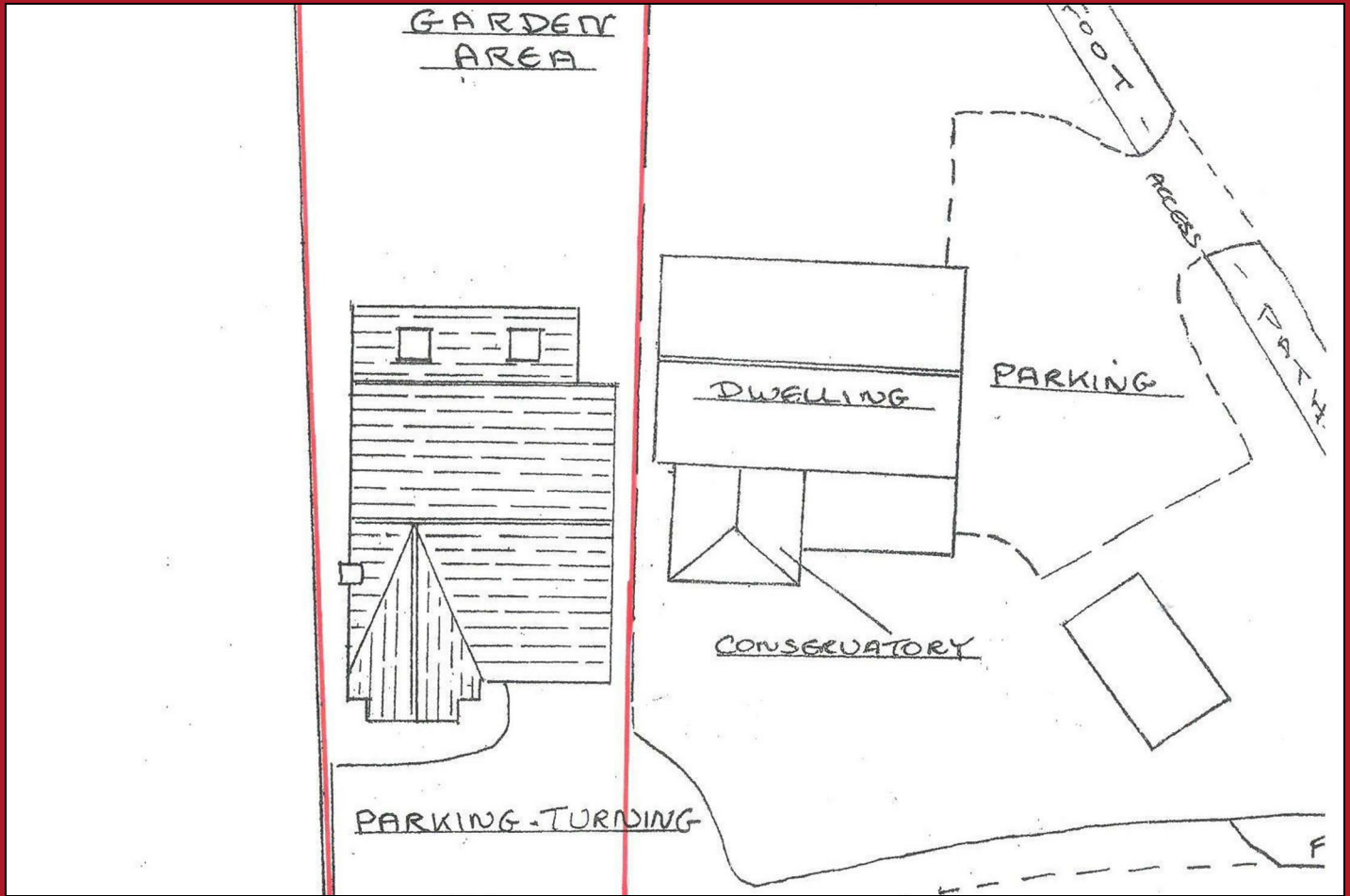
JONES PECKOVER

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Building Plot, Maes Eithan, Brynteg, Wrexham, LL11 6LL

- Building plot in established residential area
- Plot extends to about 348 Sq. M
- Planning permission for 4 bedroom house, planning extended for a further 5 years
- Open Plan Living Accommodation
- Good frontage onto council highway
- 2 En-Suite's
- Integral Garage
- Full details from the Agents

A rectangular building plot fronting onto Maes Eithan and conveniently situated within the village enjoying easy access onto the A483 Wrexham Chester bypass. The building plot extends to about 348 sq.m and has a south facing rear garden and planning consent valid for a further 5 years for the erection of a 4 bedroomed detached dwelling.

DIRECTIONS

From Wrexham take the Mold Road turning left at the first roundabout into Berse Road and right at the next roundabout travelling under the by pass. Turn immediately right into Gatewen Road and continue for about 0.75 miles turning left into Rose Hill and the building plot will be seen on the right hand side just after the property known as Roslyn.

DESCRIPTION

A rectangular shaped plot having a 10 metre frontage onto Maes Eithan with an average depth of 33 metres. The plot extends to 349 sq.m. and has planning consent for a four bedroom detached family house.

The boundary between Roslyn and the plot remains under the ownership of Roslyn. The boundary is in line with the rear raised decking fencing i.e. 1/2 a metre from the existing house. This boundary extends for the full length of the plot, to allow rear access for Roslyn onto Maes Eithan.

To comply with the 'Planning Conditions' a small corner section of land to the rear of Roslyn on the junction of Rosehill and Maes Eithan is included in the sale. This is to enable the purchaser to extend the footpath around the corner.

PLANNING

Planning permission was originally granted in June 2012 (has been extended for a further 5 years) for the erection of a four bedroom dwelling and alteration to the access. Code number BRO-P/2011/0922. The consent was renewed by Wrexham County Borough Council.

SERVICES

Mains drainage is already connected to the site.

Purchasers to make their own enquiries in relation to other services available.

VIEWING

Please contact the Agents, Wrexham Office, Tel: (01978) 364283. Email:- wrexham@jonespeckover.com

PLANS & DRAWINGS

Detailed plans and drawings are available for viewing at our Wrexham Office.

TENURE

Understood to be freehold. Prospective purchasers are advised to seek Legal advice prior to purchasing any property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT

Messrs. Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.

