



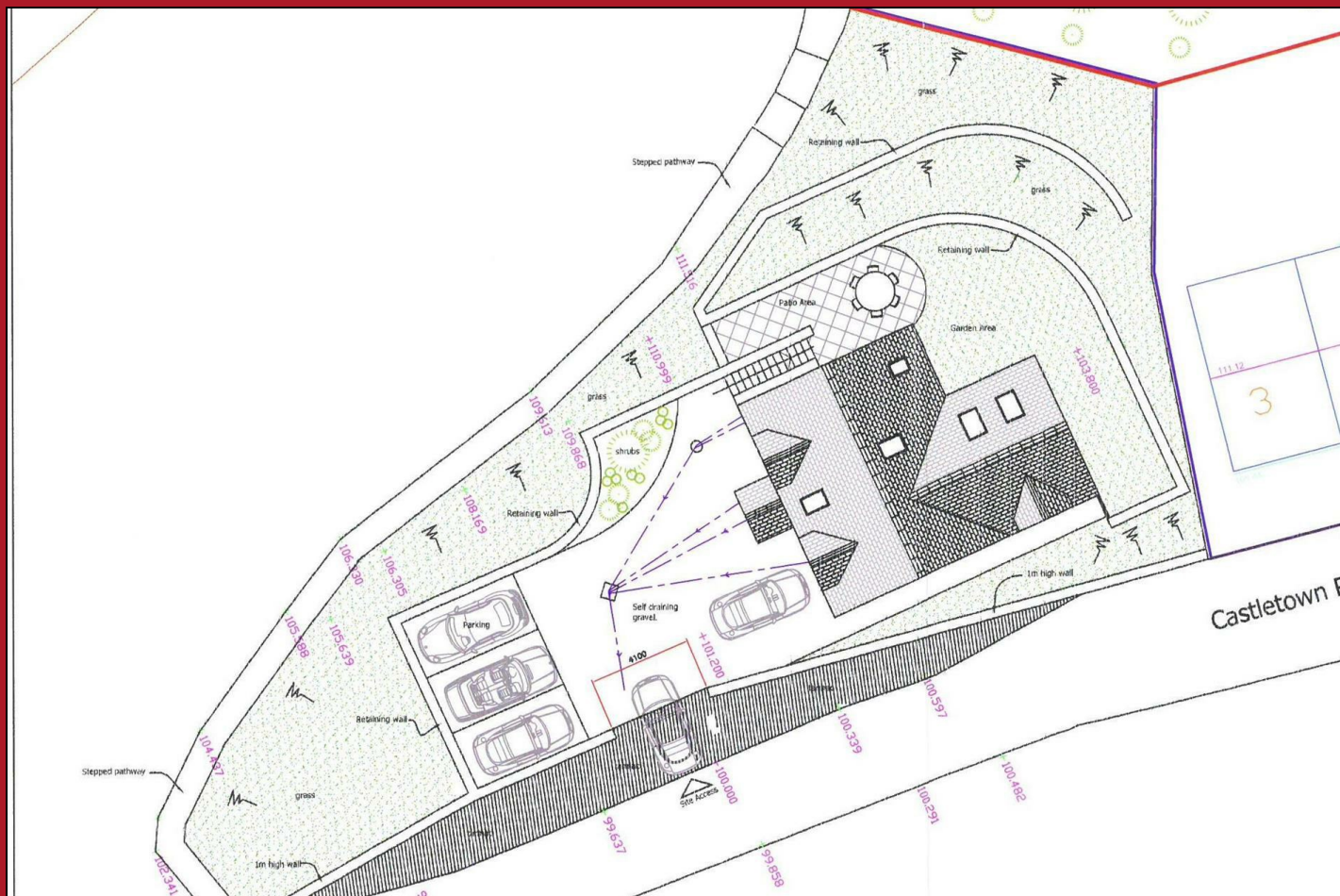
# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

33 High Street, Wrexham, LL13 8LD

T: 01978 364283



## Building Plot Castletown Road, Moss, Wrexham, LL11 6DW

- Spacious residential building plot
- Planning consent for detached house
- Overlooks golf course
- Detailed drawings for 4 bedroomed accommodation
- Well regarded residential location
- Garage and ample parking
- Conveniently situated for all amenities
- Further details from the agent.

A good size residential building plot having planning consent approved for a four bedroom detached dwelling with garage and ample parking. The site has a frontage of about 150ft and is conveniently situated in this residential district overlooking the golf course. Full architect drawings are available at the agents Wrexham office.

### **DIRECTIONS**

From Wrexham Town Centre take the Mold Road turning left at the first roundabout into Berse Road and first right into Gatewen Road. Continue up the hill towards Pentre Broughton turning right into Westminster Road and second left into Castletown Road where the plot will be seen immediately on the left hand side.

### **PLANNING**

Planning consent was granted on the 31 July 2017 (Code No. BRO P/2017/0300) for the erection of a four bedroomed detached house and the construction of new vehicular and pedestrian access. Approved architects drawings are available at our Wrexham office.

### **TENURE**

Understood to be Freehold with Vacant Possession upon Completion. Prospective purchasers are advised to seek Legal advice prior to purchasing any property.

### **SERVICES**

We understand that all Main Services are available subject to statutory regulations..

### **VIEWING**

At any reasonable time.

### **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.

