



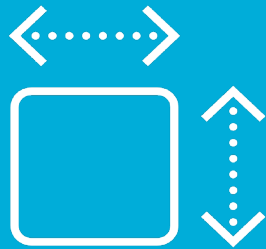
FOR SALE - DEVELOPMENT LAND

SEREN COUNTRY ESTATE, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5BJ

KEY POINTS

20

ACRES
SITE AREA



DEVELOPMENT LAND

SIGNIFICANT POTENTIAL FOR
LEISURE AND ALTERNATIVE USES

CURRENT FULL
PLANNING PERMISSION
FOR A LEISURE BUSINESS

LAPSED PLANNING CONSENT FOR
100 HOLIDAY LODGES

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN EXCESS OF
£500,000
(EXCLUSIVE)

James Evans

 07792 222 028

james.evans@hallsgb.com

Ellie Studley

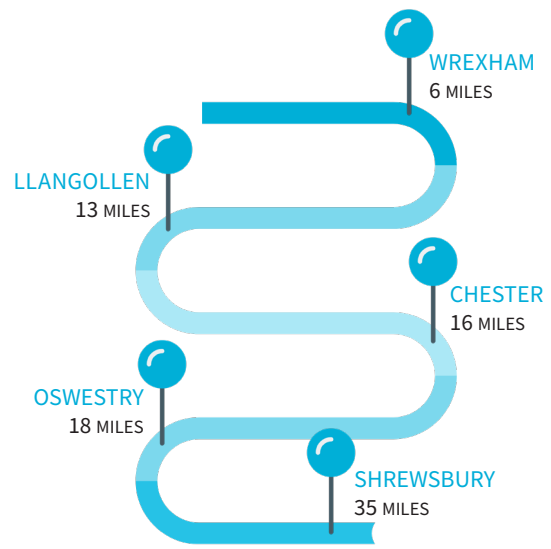
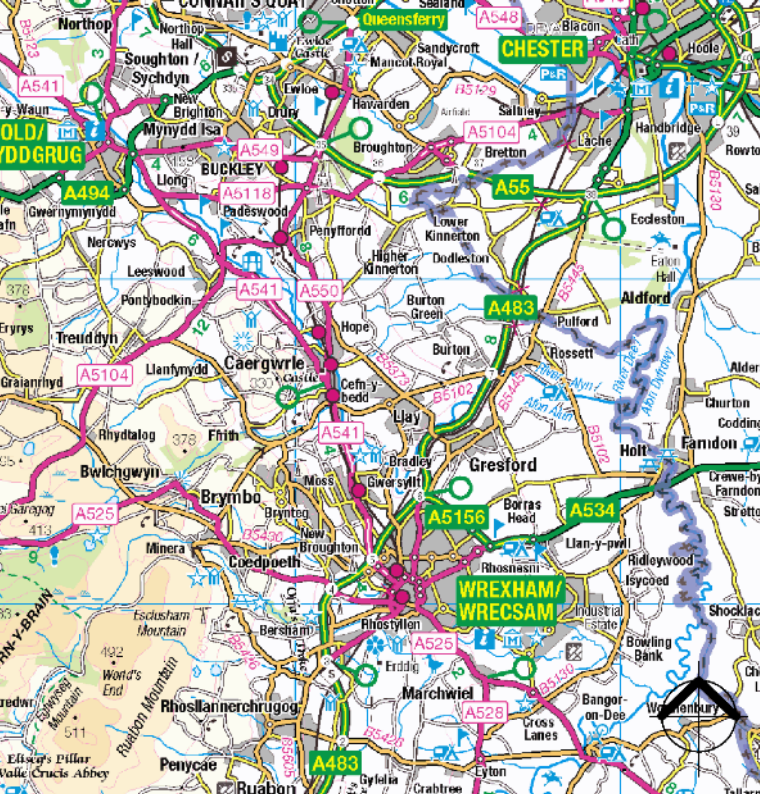
 07538 912 096

e.studley@hallsgb.com

Commercial Department

 01743 450 700

commercialmarketing@hallsgb.com



LOCATION

The land holding enjoys an outstanding elevated position looking over the surrounding countryside on the edge of the village of Bwlchgwyn. The village is located in Wrexham County Borough on the A525 approximately 5 miles west of the City of Wrexham and 10 miles south east of the town of Ruthin.

Bwlchgwyn is part of the community of Brymbo and at the 2011 Census had a population of 855. The village has some local amenities including the Kings Head Inn public house that is in proximity and the village has its own primary school with secondary schooling being in Wrexham.

The property benefits from good road connectivity and the A525 runs through the village; and is within 16 miles of Chester and 6 miles of Wrexham

The outstanding location and views from the site can only be fully appreciated by undertaking an inspection of the property.



APPROXIMATELY
44,785
 WREXHAM POPULATION

DESCRIPTION

The sale of this land offers the opportunity to acquire a site with significant potential for leisure, recreational, educational and wellness uses, subject to statutory consents, or a variety of other alternative uses.

The land holding provides approximately 20 acres (8.09 hectares) with outstanding panoramic views over North Wales, Cheshire, and Shropshire. The site includes within its ownership a feature lake with fishing rights and land with an undulating typography.

The land benefits from two access points and a network of existing internal access roads. At present the land, comprises an attractive mix of woodland, grassland, with areas of hardstanding

The property has current Full Planning Permission for a leisure business and has benefited from a lapsed planning consent for 100 holiday chalets and would lend itself to development subject to any statutory consents as a holiday lodge/caravan park.

ACCOMMODATION

All measurements are approximate

	HA	ACRES
Total Site Area	8.09	20





TENURE

The property is of freehold tenure and vacant possession.

PLANNING

Prospective purchasers should make their own enquiries to the local planning authority.

The land would lend itself to a wide variety of leisure, educational, recreational and wellness uses subject to statutory consents.

The property has previously benefited from planning consent under Planning Reference BRT 15678 dated August 1988 from planning consent for 100 holiday chalets that has lapsed further details are available from the selling agents.

SERVICES

(Not tested at the time of our inspection)

We understand that mains water and electricity are available for connection subject to normal connection charges.

PRICE

Offers in excess of £500,000 (Exclusive)

The owners are open to the possibility of selling the land in smaller parcels, rather than as a single piece. Offers starting from £75,000 (Exclusive). Contact the selling agents for further details.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable.

RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TO BE REASSESSED	TBC	N/A

RATES

LOCAL AUTHORITY

Wrexham County Borough Council

The Guildhall

Wrexham

LL11 1AY



01978 292 000

[WREXHAM COUNTY BOROUGH
COUNCIL WEBSITE](#)

DIRECTIONS

PLEASE DO NOT RELY ON YOUR SAT NAV FOR THE FINAL FEW MILES THEY ARE VERY UNRELIABLE IN THIS AREA AND YOU MAY BECOMING LOST.

Seren IS NOT signposted from the road. The land is a private estate, with no public access.

PLEASE ASK THE SELLING AGENTS FOR DIRECTIONS TO THE SITE.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

