

# BOWEN

PROPERTY SINCE 1862



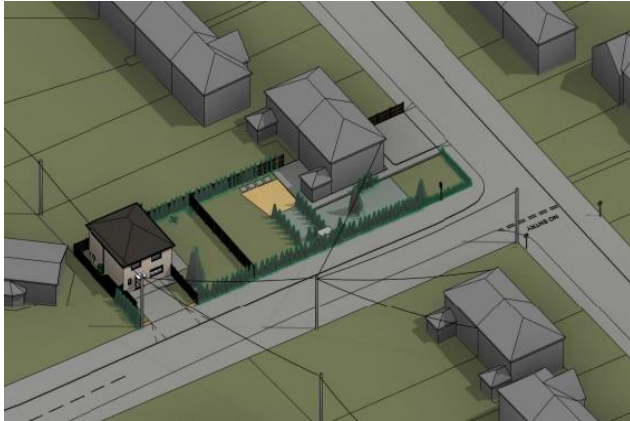
Offers in the Region of £64,995

Building Plot at 15 George Street, Chirk, Wrexham  
LL14 5HS

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# Building Plot at 15 George Street, Chirk, Wrexham LL14 5HS



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Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

A rare opportunity to purchase a building plot in the popular border town of Chirk. Planning permission has been obtained for the erection of a two storey house with access off West View. The planning permission gives consent for the erection of a large 2 bedroom detached house with the accommodation briefly comprising Lounge, Kitchen/Diner and Cloakroom on the ground floor, 2 double Bedrooms and a Bathroom on the first floor.

**Location:** The plot is located within walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Public Houses and both Infants and Junior schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. Chirk also has a railway station providing services to Birmingham & Chester.

**The Site:** The site currently forms part of the garden of 15 George Street.

**Planning Permission :** Full Planning Permission (P2022/0797) was granted by Wrexham County Council on the 15th September 2023. The approved plans are for one two storey dwelling. Further details can be found on the planning section of the Wrexham Council website.

**Services:** Mains water, electricity and gas are understood to be available for connection in the adjoining highway, however potential purchasers should satisfy themselves that this is the case before submitting an offer.

**Easements, Wayleaves and Rights of Way :** The site is sold subject to and with the benefit of all existing wayleaves, easements and rights of way both private or public and whether referred to in these sales particulars or not.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Sales Particulars:** The attached plans are STRICTLY for identification purposes and not to scale. Any areas submitted are estimated. Site boundaries will be agreed between the potential purchaser and sellers prior to the solicitors being instructed in any sale.

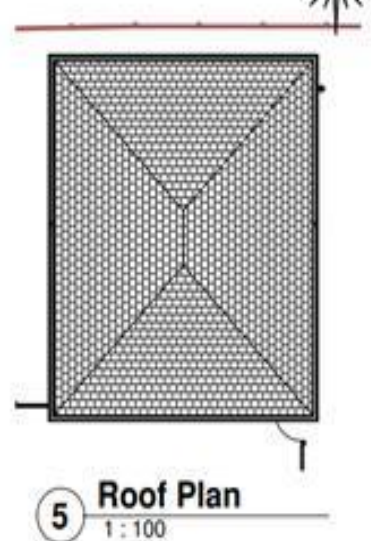
**Town and Country Planning Act:** The property, notwithstanding any description in these particulars is sold subject to any Development Plan, Tree Preservation Orders, Town Planning Scheme or Agreement Resolution or Notice which may come into force and also subject to any Statutory Provision or Byelaw without obligation on the part of the Vendors to specify them.

**Local Authority :** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

**Viewings:** All viewings are strictly by appointment via the Agent's Oswestry office (01691 652367).

**Access:** Upon development access will be created off West View, the adjoining council maintained highway as shown in the approved plans.

**Directions:** From the centre of Chirk proceed North on the B5070 towards Llangollen. Shortly after passing the 'Co-Op' stores turn right onto West View, where the plot will be found on the left identified by the agents board.







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