

BOWEN

PROPERTY SINCE 1862



Guide Price £140,000

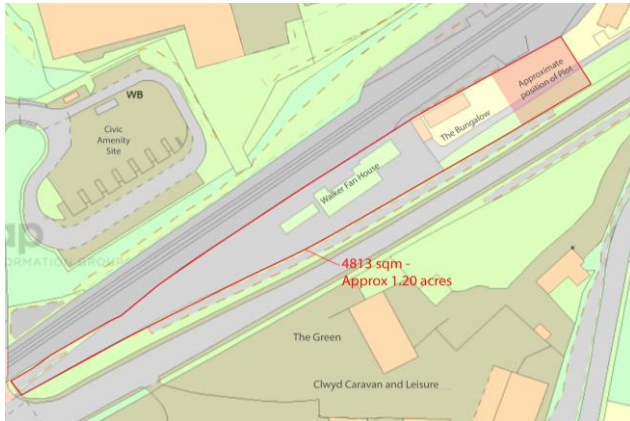
The Bungalow, Wynnstay Yard, Ruabon,
Wrexham LL14 6DP

🏠 2 Bedrooms

🚿 1 Bathroom

📍 Land-1.2 Acres

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General Remarks

FOR SALE BY INFORMAL TENDER: A broadly level site of great potential and flexibility extending in total to approximately 1.2 or so acres located just outside the village of Ruabon, but still within the designated planning settlement boundary of LDP2. The property holds scope for partial development or such alternative uses as a builders yard, or for someone who requires space to work. The whole comprises a detached two bedroom residential bungalow (EPC Rating - 1|G); a single building plot (planning expired) and a scheduled monument of a 'Walker Fan House' and beyond presently uncultivated grounds given to self-seeded trees and scrub - see attached plan for identification. Invitations for the whole of the property are invited to the Agents Wrexham Offices by no later than 12.00 pm midday on Friday 6th September 2024.

Accommodation

The Bungalow:

Entrance Hall: 6' 0" x 5' 9" (1.83m x 1.74m)

Approached through a part-glazed door. Quarry tiled floor.

Living Room and Dining Room: 15' 11" x 15' 9" (4.86m x 4.81m) Woodblock flooring. Coved finish to ceiling. Double glazed window. Single glazed windows. Timber fire surround. Television aerial point. French doors to front garden.

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

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.

Kitchen: 12' 10" x 7' 5" (3.90m x 2.25m) Fitted with laminate timber effect fronted units with base and wall cupboards set beneath laminate-topped work surfaces. Space with plumbing for automatic washing machine. Space for cooker. Radiator. Quarry tiled floor. Double glazed window.

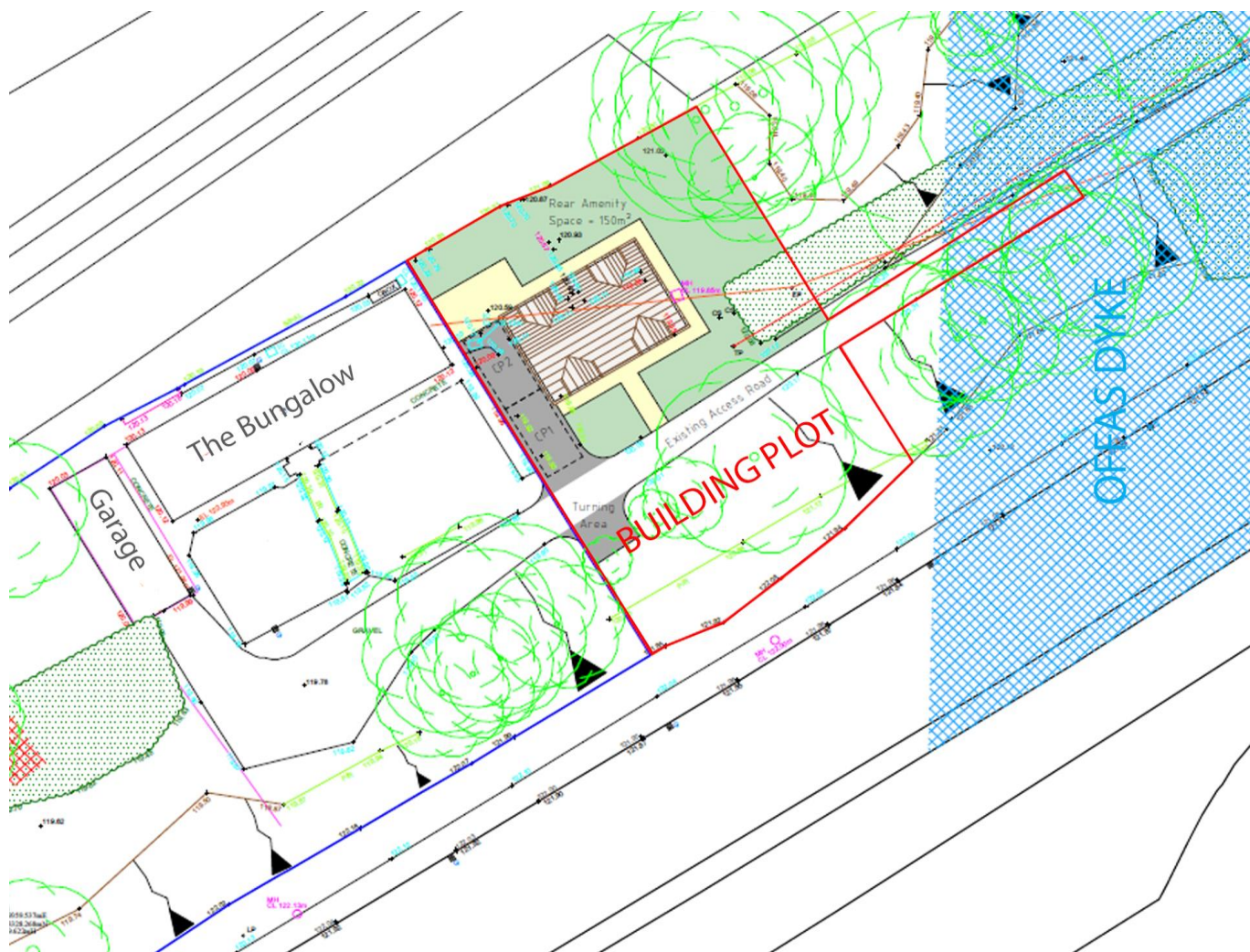
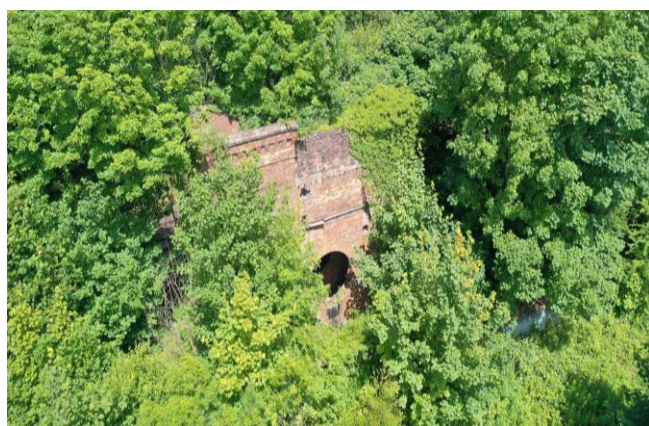
Utility Room/Pantry (off): 7' 11" x 6' 10" (2.42m x 2.09m) Space for fridge freezer. Former airing cupboard.

Inner Hallway: Radiator. Double glazed window.

Bedroom 1: 12' 9" x 12' 0" (3.89m x 3.67m)

Bedroom 2: 16' 1" x 10' 6" (4.90m x 3.21m)

Shower Room: 7' 7" x 5' 9" (2.32m x 1.74m) Fitted with a two piece suite comprising a close flush w.c. and wall mounted wash hand basin. "Wet" floor shower having electric shower unit above. Extractor fan. Double glazed window.





Outside: The bungalow has a lawn to the front and a parking driveway leading to the garage.

Services: All mains services are connected subject statutory regulations.

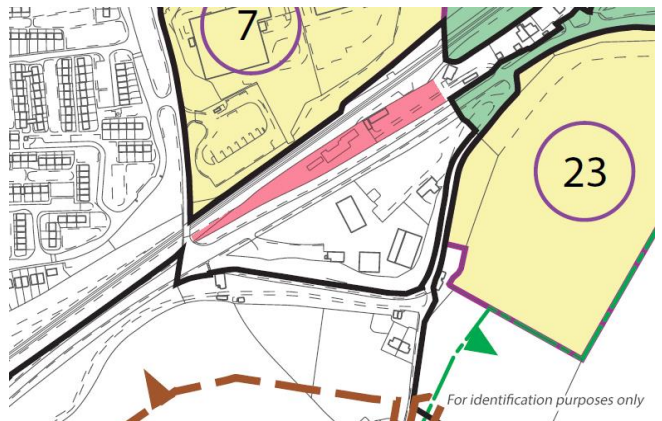
Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Notes for Prospective Purchasers: The current foul drainage of the property is to a de-funked septic tank. The buyer of the property will be required to install a new compliant sewage treatment system at the property. The parcel of land adjoining the property has planning permission for residential development - a single building plot. Offers may be entertained for this portion subject to separate negotiation. The parcel adjoining was granted planning permission on 3rd June 2021 under Code Number RUA P/2021/0209.

Building Plot: Planning permission for residential development comprising a single detached property was granted by Wrexham County Borough Council on the 3rd June 2012 under Code Number RUA P/2021/0209. The portion having planning is outlined for identification upon the attached plan. Sample elevation drawings are also attached. The consent has lapsed, although the land as a whole remains inside the settlement boundary under LDP2.

Walker Fan House: Upon the portion is a substantial brick structure having adjoining partial subterranean sections that comprises a Grade II Listed building and Scheduled monument. The building has a protection zone around it, which is marked in red upon the attached plan. The building has been given this status as an exceptionally well-preserved example of a Walker Fan House, built in 1902. The fan ventilated the workings of Wynnstay Colliery, which operated from 1856 to 1927. A full description of the building is available from the CADW website or Agents Offices.



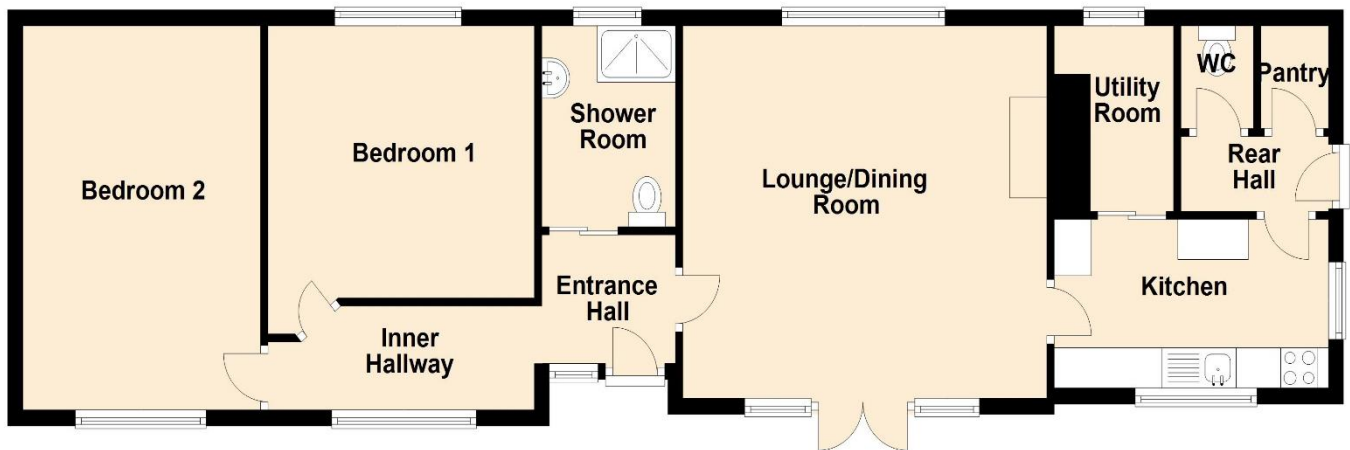
Tenure: Freehold. Vacant Possession on Completion.

Method of Sale: The property is offered for sale by Informal Tender. Sealed written bids are invited to the Agent's Wrexham Offices by no later than 12.00 pm midday on Friday 6th September 2024. Bids received will be deemed individual purchasers 'final and best'. No negotiation will be entered into after the time and date specified. Purchasers should articulate please the nature of their bid - cash, subject to mortgage finance etc. and also provide names and details of Solicitors that would act, should the bid be successful.

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry, leaving at the Ruabon junction. Follow sign-posts for Llangollen. At the mini-roundabout turn right under the flyover bridge and at the next roundabout (by the new Costa Coffee) bear left in the direction of Cefn Mawr. The private driveway to the property will be observed on the right-hand side before reaching Clwyd Caravans.

Ground Floor

Approx. 81.3 sq. metres (875.4 sq. feet)



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