



Offers in the region of £675,000

Former Ebeneser Chapel Site,
2 Chester Road, Wrexham LL12 7AD



Land – Approximately 0.41 Acre

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General Remarks

A cleared development site extending to approximately 0.41 acre with detailed consent for No. 23 apartments spread over up to five floors in a prime location close to the city centre, also suited to a number of other uses, subject to consent.

This cleared development site, triangular in shape, extends to approximately 0.41 acre (0.166 ha). Detailed Planning Consent was renewed 19/08/2024 under Code No. P/2021/0313 for No. 23 apartments arranged over up to five floors. The site is also suited to a number of other uses, subject to further consent.

Location: The site is situated close to the centre of the city directly opposite one of the entrances into Coleg Cambria and adjacent to large public car parks serving the Swimming Baths, Public Library and Council Offices.

Services: It is believed that all mains services are available for connection to the site from the road frontage.

Tenure: Freehold. Vacant Possession on Completion.

Agents Notes: 1. An extensive investigative pack is available electronically on request. 2. A Section 106 Agreement is in place covering Affordable Housing and Public Open Space contributions.

Viewing: By prior appointment with the Agents.

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.