

BOWEN

PROPERTY SINCE 1862



Offers in the region of £40,000

Building Plot adjacent to Lynwood, High Street,
Johnstown, Wrexham LL14 2AL



Land

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General Remarks

An individual building plot with outline consent for the erection a single detached dwelling in a central village location convenient to services and all amenities.

This level site has a frontage of approximately 34 ft (10.36m) onto the B5605 being the main road passing through the village. From measurements taken from the Ordnance Survey plan, the site has a depth of approximately 110 ft (33.52m) and a rear width of approximately 40 ft (12.19m) giving a site area in the region of 440 sq. yds. (367 sq.m.) or thereabouts. Access to the plot is gained via a right of way leading from Park Street.

Accommodation

Location: The plot is situated at the heart of the village approximately a mile from the nearest access-point onto the A483 which provides dual carriageway access to Wrexham (3 miles) and Chester (12 miles) to the north and to Oswestry (9 miles) and Shrewsbury to the south. The village provides a range of amenities including a Primary School, Dental Surgery and a variety of Shops including a Co-Op Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

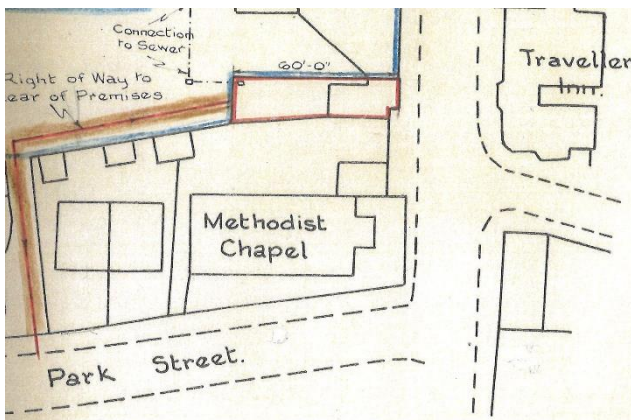
Planning: Outline Planning Consent was granted by Wrexham CBC under Code No. P/2022/0178 on 23rd January 2025 for the "Erection of Dwelling (All Matters Reserved)". Copies of the consent and all documentation are available to be downloaded from the search facility of The Planning Department Wrexham CBC or by application to ourselves.

Services: It is believed that all mains services are directly available from the road frontage (subject to statutory regulations) however prospective purchasers are advised to make their own enquiries of the various Statutory Authorities.

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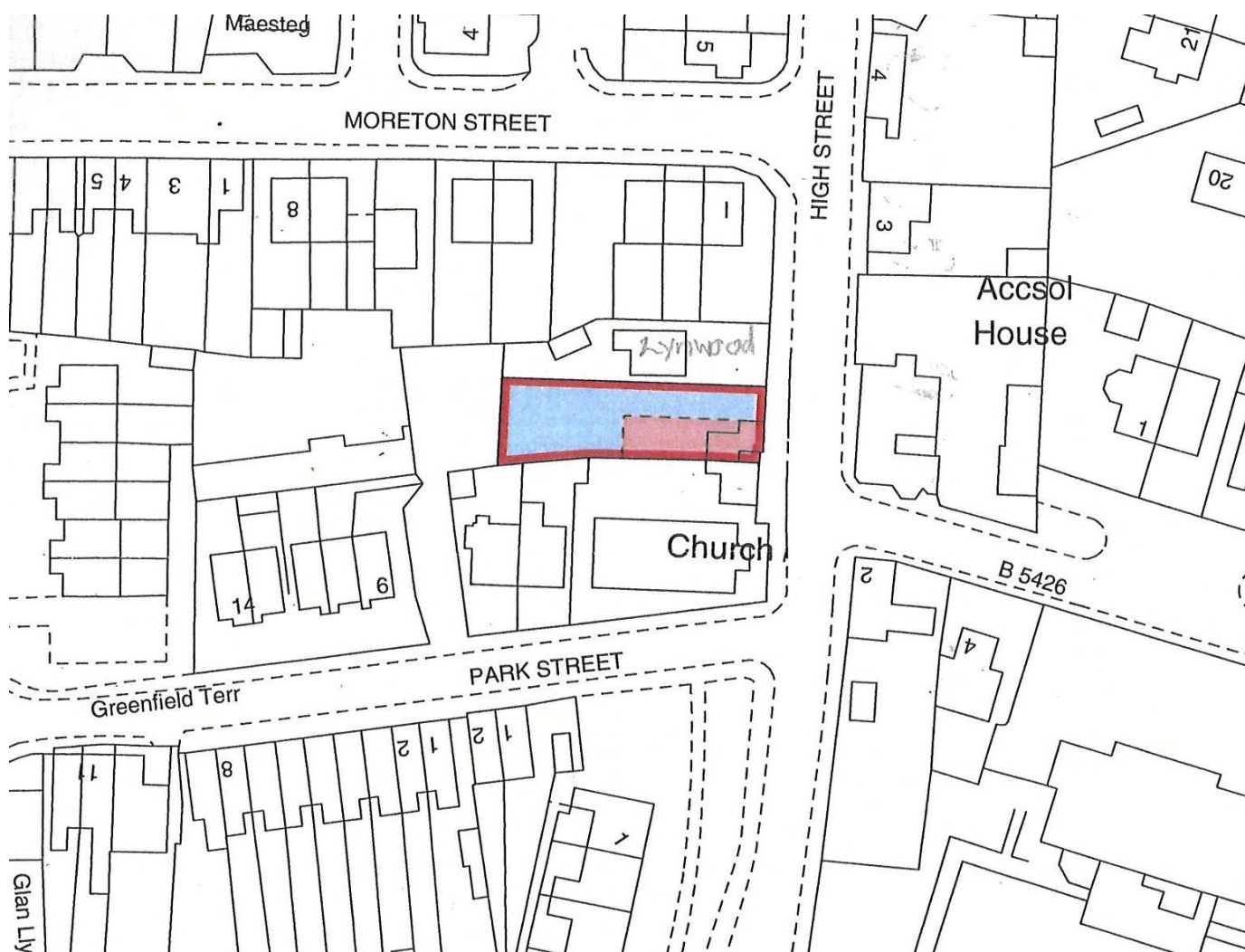
AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in 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.

Tenure: Freehold. Vacant Possession on Completion. The property is registered at the Land Registry - Title Number CYM543962.

Viewing: Open to view at all times.

Note: Copies of the Consent, Environmental Report and Title Document are available by email on request.

Directions: For satellite navigation use the post code LL14 2AL. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed into the village and through two sets of traffic lights then turning immediately right into Park Street.





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