

BOWEN

PROPERTY SINCE 1862



Offers in the region of £400,000

Development Land, North Road,
Ponciau, Wrexham LL14 1HF



Land – Approximately 2.47 Acres

Development Land, North Road, Ponciau, Wrexham LL14 1HF



General Remarks

AVAILABLE FOR A POSSIBLE JOINT VENTURE DEVELOPMENT - A valuable parcel of residential building land with a recently modified planning permission for residential development. The land extends to approximately one hectare (approximately 2.47 acres). There are two Planning Permissions that have been granted by Wrexham County Borough for the construction of 23 dwellings plus an additional single dwelling making a total of 24 dwellings.

The date of consent was 10.02.2020 for five years. Wrexham Planning Code Number RHO P/2019/0939.

Services: All mains services are believed to be available for connection from nearby subject to statutory regulations. We understand from the vendors that services that mains gas, water, electricity and foul are available either on the site itself or at the junction with North Road.

Tenure: Freehold with full Vacant Possession available upon Completion.

House Types: The scheme passed by planning provides for varying house designs of the following proportions:

Semi Detached = 70 square metres.

Detached = 94 square metres.

Mews = 66 square metres.

2 Mews First Floor extending over driveway = 90 square metres.

2 Mews Corner Plots = 116 square metres.



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.

General Information: The draft scheme illustrated depicts a site layout comprising twenty-three properties together with a single dwelling. There are twenty-four dwellings altogether. Full copies of the planning certificates are available from the Agent's Wrexham Offices. A copy of the planning decision certificate (decision date 10/01/2017) is available online and upon request from the Agents. Offers are invited initially on the basis of the 23 plots. If the 24th plot is required then separate negotiation will be required. If 23 plots are opted for then the vendors shall develop the remaining plot.

Architects: Copies of plans and enquiries generally can be directed through the Architects - Blueprint Architectural Services, Redwither House, Redwither Business Park, Wrexham, LL13 9XR. Telephone; 01978 356 500.

Local Authority: Wrexham County Borough Council, Lord Street Offices, Wrexham. Telephone: 01978 292 000. www.wrexham.gov.uk/planning

Location: The land is located on the fringe of the village of Ponciau, Wrexham approximately 1.3 miles away from the nearest access point onto the A483 dual carriageway, which provides speedy communications to all local centres. Approximate journey times are : Wrexham - 8 minutes, Chester Business Park - 22 minutes, Manchester - 60 minutes, Shrewsbury -40 minutes, Whitchurch - 25 minutes. Clearly these times are an approximate indication, traffic conditions will vary.

Joint Venture a Possibility: The vendors may consider entering into a joint venture arrangement with an appropriate developer. The developer would enter into a contract of building the dwellings as per the designed scheme in phased stages under licence, sharing the proceeds of sale in a ratio to be agreed subject to contract.

Planning Permission: Planning for variation of conditions (including extending time limit of development for five years from 10.02.2020) was granted by Wrexham County Borough under Code Number RHO P/2019/0939.





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