

BOWEN

PROPERTY SINCE 1862



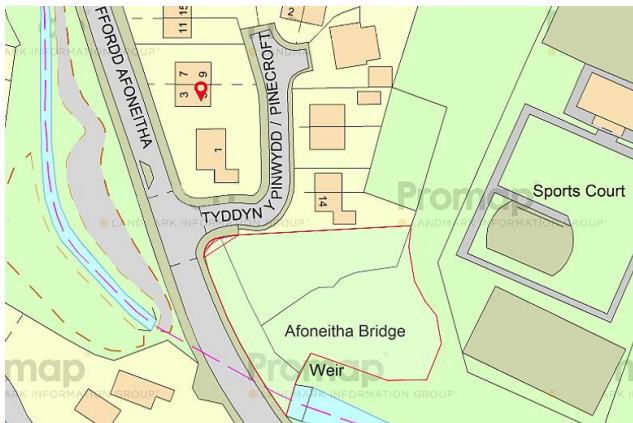
Guide Price £250,000

Land South of Pine Croft,
Penycae, Wrexham LL14 2PF



Land – Approximately 0.35 Acres

Land South of Pine Croft, Penycae, Wrexham LL14 2PF



General Remarks

The Site: The site is situated on the very fringe of Penycae and comprises a level and cleared site topped with hardcore. An access road is constructed from the adjoining development 'Pine Croft'. The site measures approximately 0.35 acres. The depth of the site is approximately 42 meters with an average width of 32 meters.

Reporting and Supporting Documentation: Renewal of the Planning Permission for the residential development of the site was secured from Wrexham County Borough under Code Number Pen P/2022/0608 on 5/08/2022. Additional documentation available include: Planning Certificate. 106 Agreement. Ecological Report. Tree Report. Topographical Survey. Flooding Report and Flood Consequence Report.

These are available via email request from the Agents Wrexham Office. Enquiries to wrexham@bowen.uk.com

Additional Information: The above reports are also available for download from Wrexham County Borough's Planning Portal at: www.wrexham.gov.uk/planning. Additional planning responses from the Statutory bodies is available from the Planning Portal regarding: Highways. Natural Resources Wales. Coal Authority. Welsh Water.

Services and site information: Running through the centre of the site there is a main foul drain. To the front portion of the site there is a mains water supply. Mains electricity and gas are available subject to statutory regulations. The position of each of these is marked upon the illustrative schematic layout attached. The property has a boundary to the southern side onto a stream. There was a minor outbreak of Japanese Knotweed close to the site here, which has been treated with a guaranteed eradication contractor. A warranty is available in this regard.

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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.

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry. Leave at the Llangollen junction and turn right under the flyover bridge following the Llangollen signs. At the roundabout continue ahead for Plas Madoc and after passing over the brow take the next right for Plas Bennion and Penycae. Pass through Plas Bennion and take the second right-hand turning. The property will be approached on the right.

Planning Permission: A reserved matters planning application for the site was successful on 5th August 2022 under Local Authority Code Number: Pen P/2022/0608.



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