



Roger
Parry
& Partners

PLAS OFFA

Pentre, Chirk, Wrexham, LL14 5AN

PLAS OFFA

PENTRE • CHIRK • WREXHAM • LL14 5AN

Beautiful range of barns situated in the Dee Valley

Guide Price: £850,000

- Three developed residential cottages providing a useful rental income.
- Planning permission for conversion into four further cottages.
- 1.60 Acre (0.65 Ha) site gives great potential for additional projects.
- Occupies an accessible but rural location close to the popular Welsh towns of Llangollen and Chirk, directly on the Offa's Dyke walking trail.
- Static caravan and permission to use the site for motor vehicle repair/sales.

DESCRIPTION

Plas Offa provides an exciting development/investment opportunity with three completed rental cottages and a range of barns with permissions for a further four residential developments. The site benefits from grassed areas to the front and rear, a central courtyard and a static caravan. The site also has permission for motor vehicle repair/sales on the site.

SITUATION

Plas Offa is situated just north of the popular town of Chirk, with stunning views over the beautiful Welsh Dee Valley. The site is positioned right on the well known Offa's Dyke path, close to the English border. With direct access onto the A5, the location provides convenient access to Llangollen, Oswestry, Wrexham and Chester. The site equally benefits from good transport links to Shrewsbury, Liverpool and Manchester.



Chirk: 1.2 miles • Llangollen: 4.8 miles • Oswestry: 7.3 miles • Wrexham: 8.2 miles • Chester 20.1 miles • Shrewsbury: 22.1 miles



The Site

The total site amounts to approximately 1.60 Acres (0.65 Ha) and includes three completed and four uncompleted barn conversions. The properties are accessed via a private driveway just off the A5 leading to a central courtyard.

To the rear, there is a plot laid to grass and there are a range of mature trees and hedges to the boundaries. This area includes a static caravan and could have potential for a range of uses such as further residential development or as a caravan site/camping or other outdoor recreational activities, subject to gaining the correct permissions. The site also has permission for repair/preparation and display for sale of motor vehicles.

Completed Barn Conversions

There are three completed barn conversions (barns 1 to 3) which were tastefully developed by the current owner. They are traditional stone cottages with slate roofs, typical for barn conversions in the area. These are all two bed, one bath properties. They All three are let on Assured Shorthold Tenancies, generating a total of £25,200 per annum. There has been very good demand for the cottages since being built. It should be noted that another of the cottages was sold off and has a right of way from the road.

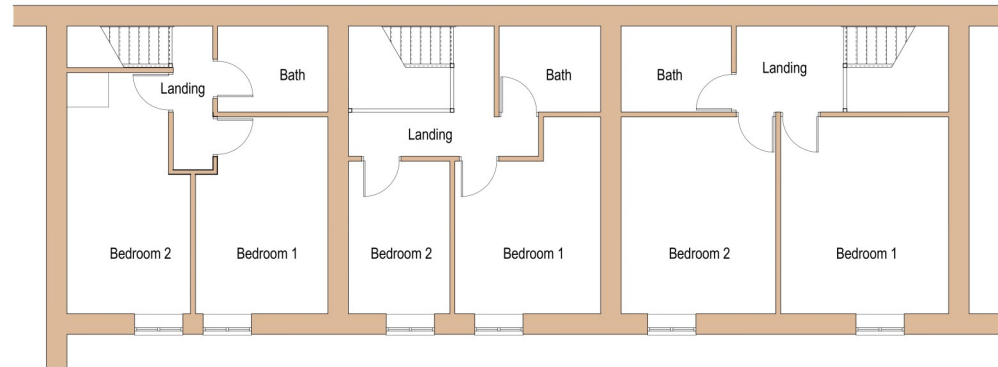
Uncompleted Barn Conversions

There are a further four uncompleted barn conversions which all have the required planning permissions for conversion to full residential and for which building works have already started. These provide a great opportunity for a developer to increase the value of the site through increased rental income or through a resale after the build.

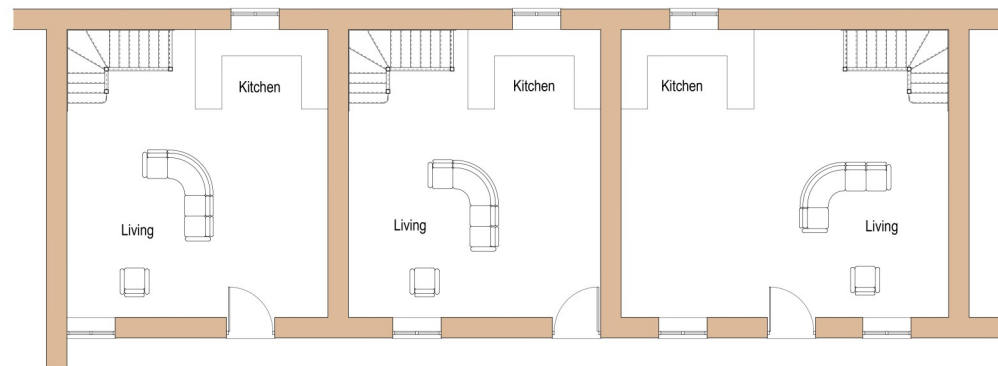
- Barn 4 - Three Bedroom - 1,246 sq ft (116 sq m)
- Barn 5 - Two Bedroom - 636 sq ft (59 sq m)
- Barn 6 - One Bedroom - 525 sq ft (49 sq m)
- Barn 7 - One Bedroom - 555 sq ft (52 sq m)







First Floor Plan

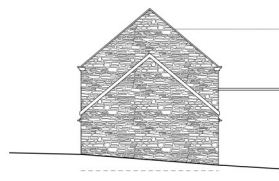


Ground Floor Plan





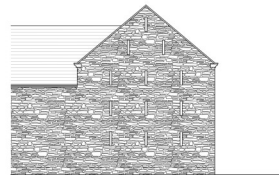
North East Elevation



South East Elevation



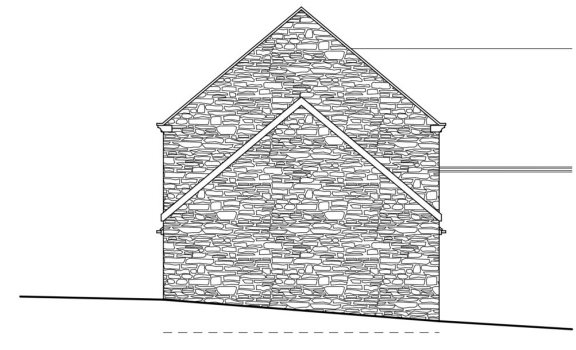
South West Elevation



North West Elevation



North East Elevation



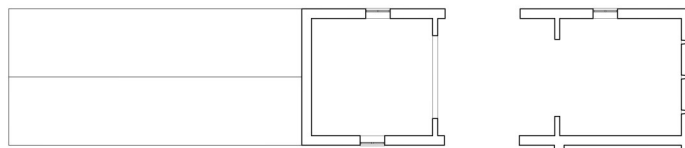
South East Elevation



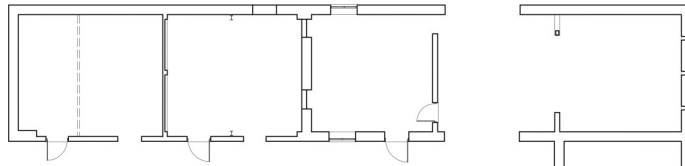
South West Elevation



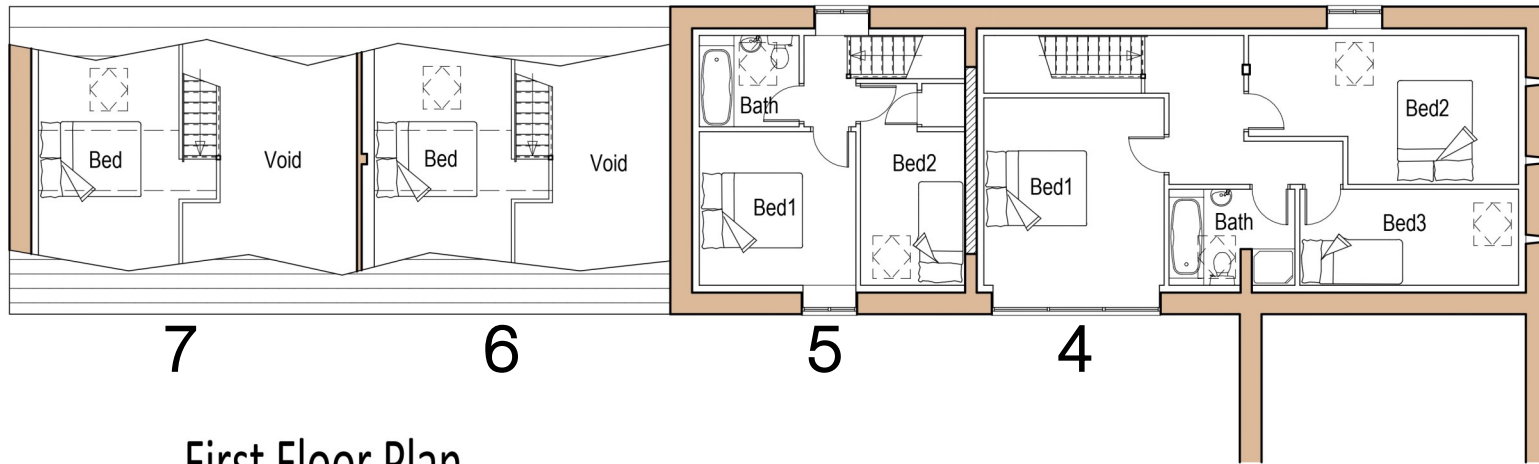
North West Elevation



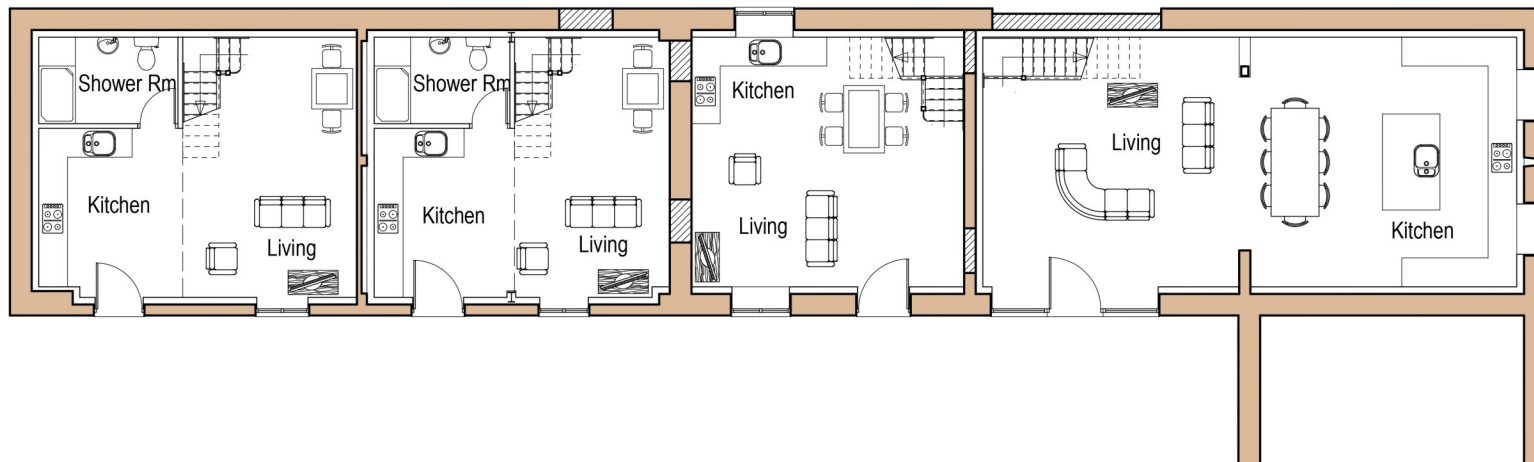
First Floor Plan



Ground Floor Plan



First Floor Plan



Ground Floor Plan



SERVICES

The properties are served by the following; Mains water, Mains electricity, Shared septic-tank drainage, Oil fired central heating.

METHOD OF SALE

Private Treaty.

TENURE

Freehold with vacant possession on completion subject to the Assured Shorthold Tenancies on the Developed Barns.

LOCAL AUTHORITY

Wrexham County Borough Council.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.



Directions:

From Oswestry, take the Gobowen Road (B5069). In 1.1 miles, at five crosses take the 1st exit off the roundabout onto the A5/A483. After 2.5 miles, at the Gledrid Roundabout, take the third exit and stay on the A5/A483. In 1.3 miles at the Halton Roundabout, take the 1st exit onto the A5. At the next roundabout take the second exit, staying on the A5. In 1.3 miles Plas Offa will be on your left, as indicated by the Agent's 'For Sale' Board.

What3words: [///annotated.marker.self](https://www.what3words.com/annotated.marker.self)

Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry & Partners LLP

Please contact our Head Office:

Mercian House, 9 Darwin Court,

Oxon Business Park, Shrewsbury, SY3 5AL

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.