



BOWEN

PROPERTY SINCE 1862

Tender Guide in Excess of £125,000



Land-0.22 Acre

Fron Deg, Wern, Bersham,
Wrexham LL14 4LU

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General Remarks

For Sale by Informal Tender - Closing date 9.30 am Friday 4th September 2026.

A detached former outward bound centre and school with an internal floor area of approximately 850 square feet on a single level constructed of brick beneath a slated roof with potential for residential conversion / redevelopment (subject to planning) in a wonderful semi-rural location with far reaching views.



This detached brick and slate former Outward Bound Centre and School provides potential for residential conversion / redevelopment (subject to planning) which was previously granted under Code No. MIN P/2009/0797 in September 2009 for the erection of a four bedroom detached house. The building has an internal floor area of approximately 850 square feet (79 square metres) on a single level. It currently comprises an entrance hall, kitchen with recess, two main rooms each with a ceiling height of 16 ft (4.88m). Outside the grounds extend to approximately 0.22 acre (0.09 ha) and include a detached brick built WC/store block.

Location: The property occupies a wonderful semi-rural location within the hamlet of Wern, which lies on the B5426 between the villages of Minera and Bersham, each approximately one mile away. The building is slightly elevated above the roadway and enjoys spectacular views over farmland towards Coedpoeth and both the Cheshire and Shropshire Plains. There is a renowned Primary School in Minera with wide-ranging amenities in nearby Coedpoeth 2 miles away. Wrexham is approximately 7 miles distant and the nearest access onto the A483 trunk road is 5 miles away.

Constructed: of brick beneath a slated roof.

Accommodation

On The Ground Floor:

Entrance Hall: 6' 0" x 5' 10" (1.83m x 1.78m)
Half-glazed brick walls.

Kitchen: 18' 0" x 5' 7" (5.48m x 1.70m) Plus recess 6'11" x 6' (2.10m x 1.82m).

Front Room: 23' 0" x 17' 9" (7.01m x 5.41m)

Rear Room: 18' 0" x 15' 0" (5.48m x 4.57m)

Outside: From measurements taken from the Local Ordnance Survey sheet, the site extends to approximately 0.22 of an acre (hectares). The site slopes gently up from the roadway and has recently been largely cleared. To the rear of the Main Building there is a detached brick built Outside WC/Stores.

Services: Mains electricity and drainage are laid on to the site.

It is believed that mains water, which has previously been connected, is available from the road frontage.

Tenure: Freehold. Vacant Possession on Completion.









Viewing: The Site may be viewed at any time.
WARNING - THE SITE IS UNEVEN UNDERFOOT
HAVING RECENTLY BEEN LARGELY CLEARED.
Internal inspection by appointment.

Method of Sale: The property is offered for sale by
Informal Tender. Sealed written bids are invited to
the Agent's Wrexham Offices, 1 King Street,
Wrexham LL11 1HF by no later than 9.30 am on
Friday 4th September 2026.

You should provide:

The amount of your bid.

The name and address of all purchaser parties
together with contact email and telephone
number.

The purchasing position - cash purchase / loan /
mortgage. Whether your bid is subject to
conditions - unconditional or subject to obtaining
Planning Permission.

Details of the Solicitor that will act for you, should
your bid be successful. All bids will be treated in
strictest confidence. Bids received will be
deemed to be individual purchasers 'final and
best'. No negotiation will be entered into after
the time and date specified.

Please mark envelopes 'Fron Deg, Bersham,
Wern, Wrexham' to avoid accidental opening.

For the reasons of confidentiality, written bids to
be accepted rather than by email please.

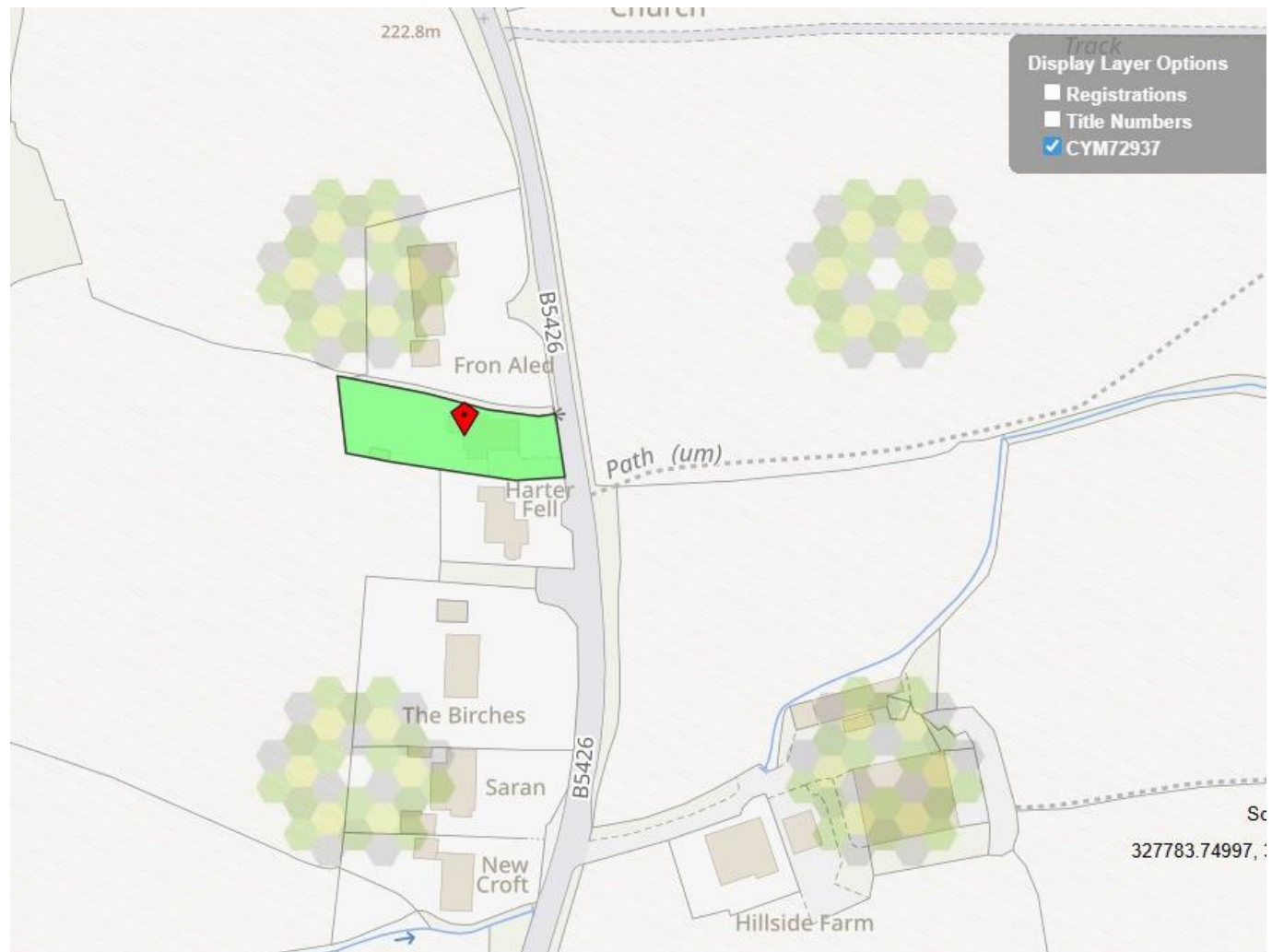
Directions: For satellite navigation use the post
code LL11 4LU. Leave Wrexham on the A525
Ruthin Road continuing for about 3 miles into
Coedpoeth. Pass through the village and just
before arriving at the former Five Crosses Public
House, take the left-hand turn signposted B5426
Minera. Pass through Minera continuing for
approximately 1 mile when the property will be
observed on the right.

Start your property
journey with us today

We utilise years of property expertise to help
find the right property for you. Whether you're a
professional, family or retired, we go the extra mile
to ensure you get the most from your home.

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