

Guide Price £150,000

69 Rhosddu Road, Wrexham LL11 2NW

BOWEN

PROPERTY SINCE 1862

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General Remarks

Development Opportunity.

Comprising a former Print Works prominently located on Rhosddu Road within half a mile of the City Centre and a wide range of day-to day amenities close by, this property has had an historic planning permission granted for demolition with replacement of 6 new residential apartments.

Location: The property is situated in a prominent position on Rhosddu Road less than half a mile away from the wide range of amenities of Wrexham City Centre. Rhosddu itself provides excellent day-to-day facilities including Total Fitness Gym, Spar, Pharmacy, Hairdresser, Primary and Junior Schooling, Community Centre, Play Area/ Park etc.

Planning Permission: The most recent planning permission for the proposed development of 6 flats has now expired. The consent was granted on 18.07.2008 under Code Number WRR P /2008/0438. There have been later responses in Planning for the development of the property under Pre-application advice. The returned viewpoint from Planning Officers is that the scheme is supportable in principle by the Authority.

Drawings and Accommodation: Copies of drawings attached provide for the redevelopment of the property with 6 residential apartments, on three levels. Proposals are for each apartment to have a kitchen/ living room, lobby with storage cupboard, two bedrooms and bathroom.

The Site: The site is believed to extend to approximately 480 square metres (approximately 0.12 acres). The property currently has a shared vehicular driveway for access to the right-hand side. The rear of the site is fenced for security and is presently uncultivated.

Services: It is believed that mains water, gas, electricity and foul drainage are available for connection subject to statutory regulations.

Viewing: By prior appointment through the Agents. The property presently comprises an unstable structure and security fencing is present to prevent entry. The building should not be entered without safety precautions.

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout turn right onto Rhosddu Road. The property will be observed on the left-hand side just passing the Spar and St. James Church on the left. Park on the right-hand side of the roadway just before the right-hand turning into Greenfield.

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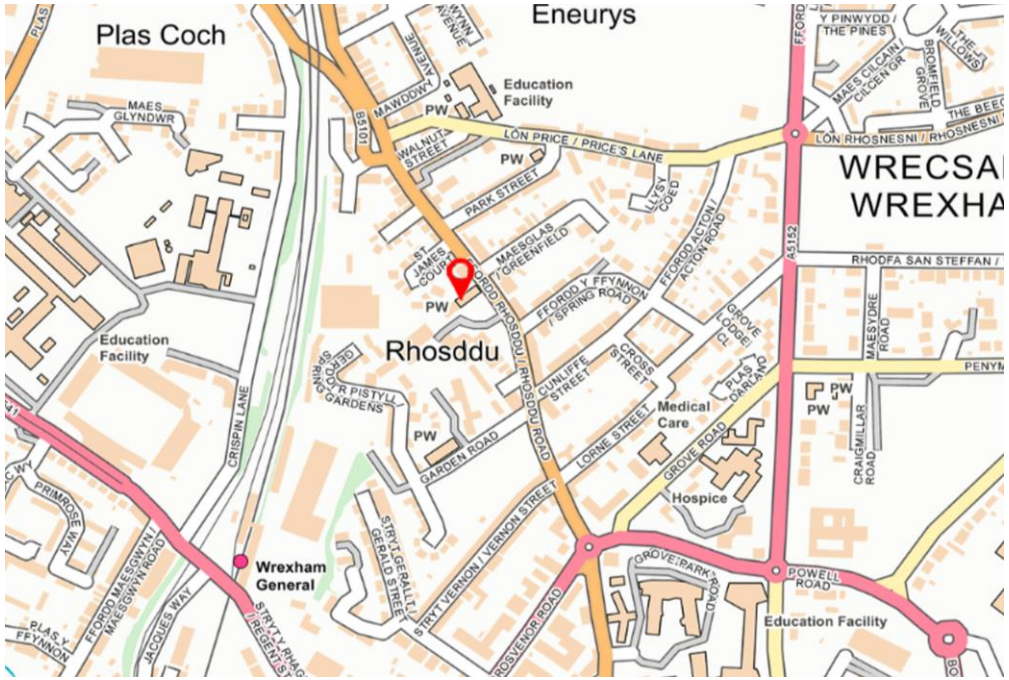
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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems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









Existing Front Elevation



Proposed Front Elevation

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Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Proposed Elevations

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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