

An aerial photograph showing a residential plot with dense, overgrown vegetation in the foreground. In the background, there are several red-brick houses with dark roofs. A wooden fence runs along the bottom of the plot. The sky is blue with some clouds.

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PROPERTY SINCE 1862

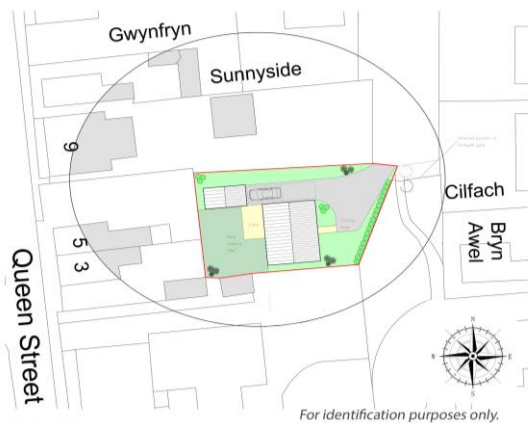
Asking Price £45,000

Plot off Duke Street, Rhosllanerchrugog,
Wrexham LL14 1TB



Land – Approximately 0.09 Acres

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General Remarks

Planning Permission: Planning Permission was granted for the construction of a single detached dwelling under Reference Number: RHO P/2022/0543 on the 19th December 2023.

A copy of the Decision Certificate is available from the Agent's Wrexham Offices or the Wrexham County Borough Planning Portal (in the search using the code number 0543) - www.wrexham.gov.uk/planning.

Property: The permission is in outline and there is no specific design drawn for the construction of the property. Blueprint Architectural who secured the permission however advise that the size of property is of a four bedroom, detached, two storey dwellinghouse together with the construction of a detached garage.

Access to the plot is via Duke Street as indicated on the attached Ordnance Extract Plan - see later note from Local Authority by Rights of Way Officer prior to grant of Planning Permission.

Services: Mains water, gas, electricity and foul drainage are understood to be available for connection from nearby subject to statutory regulations.

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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.

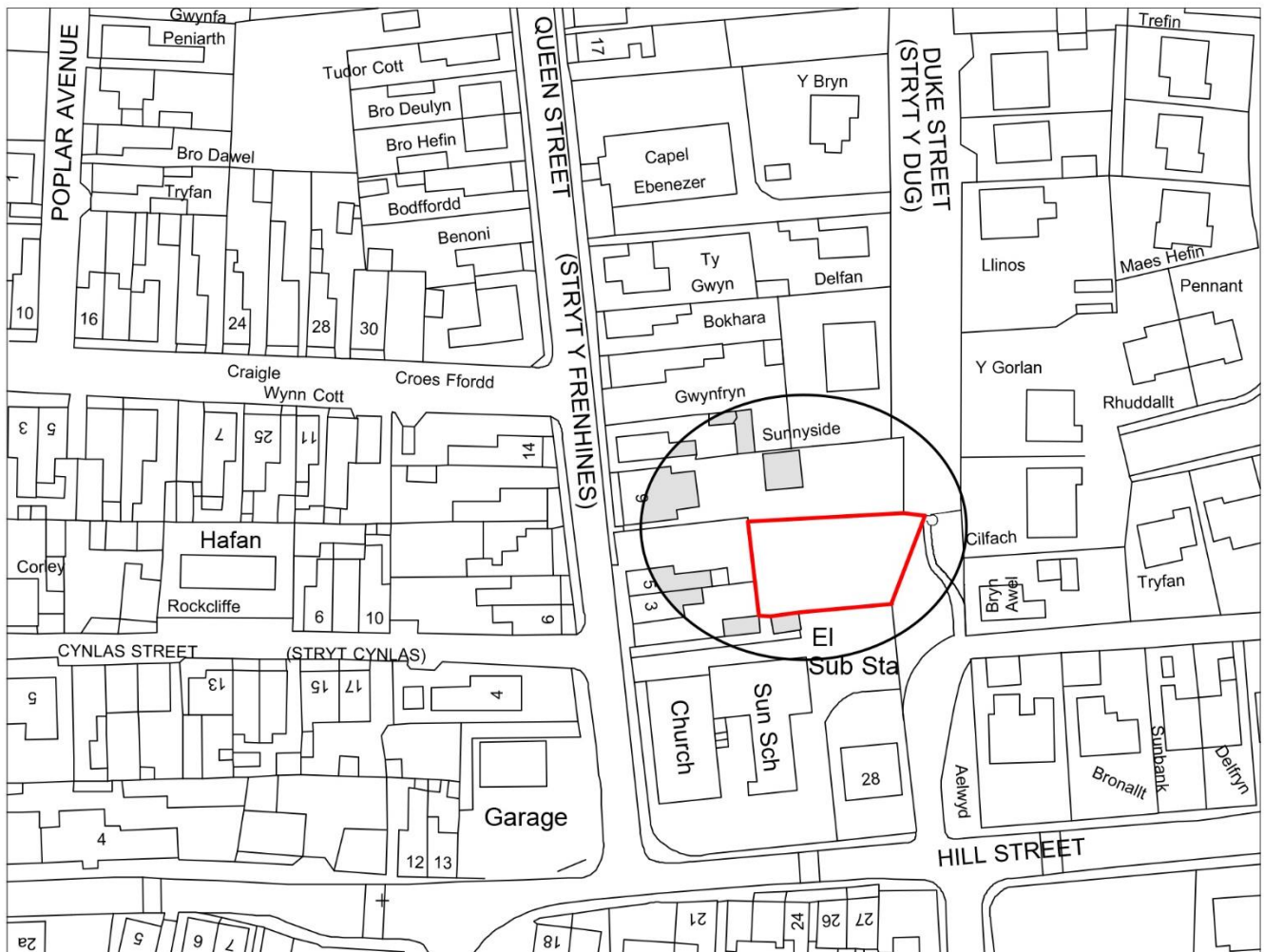
Note Regarding Vehicular Access: From Wrexham County Borough Public Rights of Way Officer:

Whilst members of the public could still use the remaining width of the footpath if the development were to go ahead, that part of the footpath affected by the development would be obstructed, and anyone could serve notice on the Council to have the obstruction removed (or the Council itself could serve notice on the person responsible for the obstruction). The grant of planning permission does not entitle the developer to obstruct the footpath. The applicant would need to apply to the Council for an order under S257 of the TCPA 1990, to extinguish that part of the footpath affected by the development. There is a cost associated with making an order under S257 which would be in the region of £2000-£2500. The developer should not assume that because planning permission has been granted that an order under S257 of the TCPA 1990 Act to extinguish part of the footpath will be made or confirmed, however where permission is

granted, we would need good reason to then not make an order under S257. Also it should be noted that any development, in so far as it affects the footpath, should not be started and the footpath should be kept open for public use, unless or until the necessary order has come into effect.

Site Dimensions: The plot has dimensions of approximately 70' x 40' (approximately 21.3m x 12.2m) - a total of approximately 0.09 acres.

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry continuing to the Rhostyllen roundabout (by Starbucks) and at the roundabout take the third exit signposted B5605 Johnstown and continue into Johnstown village. In the centre of Johnstown at the traffic lights turn right signposted Rhosllanerchrugog and continue to almost the top of the hill (by Garage) and take the first right-hand turning into Duke Street and right again onto the unadopted roadway. Continue the full length of the roadway, where the plot will be observed directly ahead.





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