



FOR SALE

Residential Development Opportunity

Land adjacent Lane Farm, Rossett Road, Rossett, Wrexham, LL12 0DS

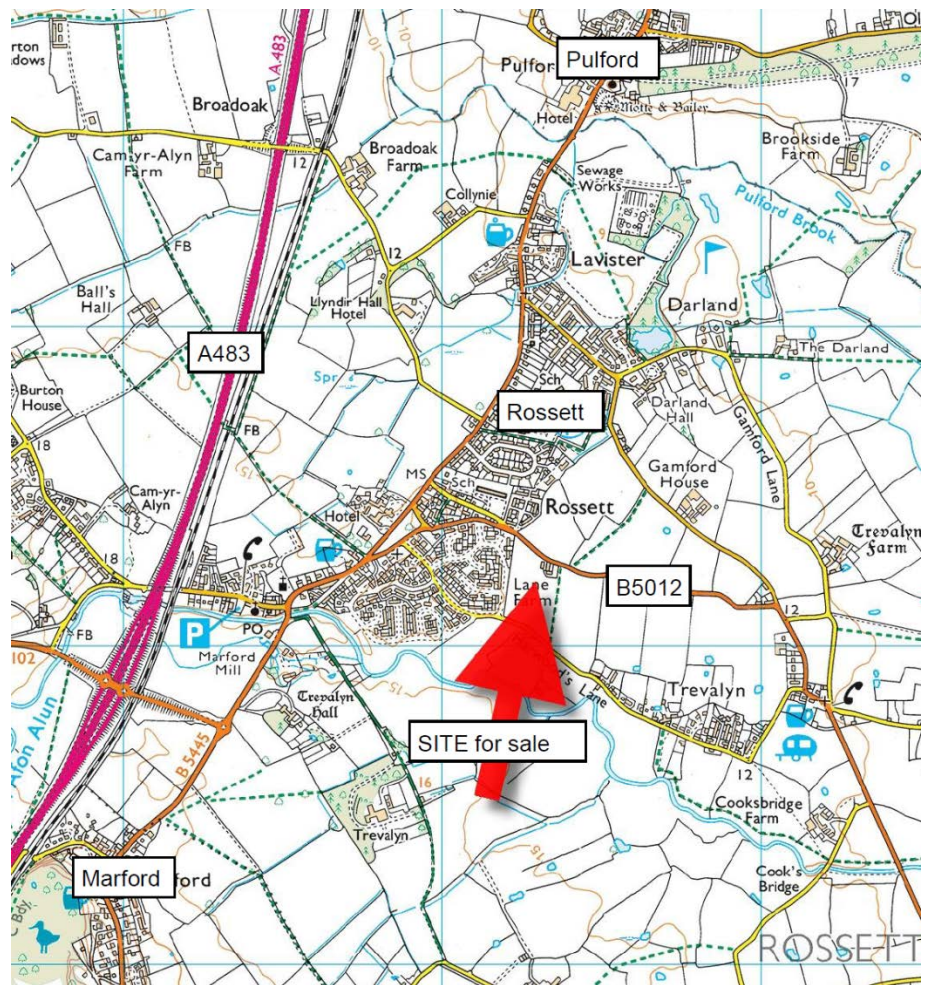


Exceptional residential development opportunity in a highly desirable village location close to the A483 and A55, being 3 miles from Wrexham and 8 miles from Chester

Site comprises two parcels extending to a total of 6.2 ha (15.35 acres) with the benefit of a residential outline planning permission for 132 dwellings (subject to UU s106)

Offers (for both and/or single parcels) on an unconditional basis for the freehold are invited

Location and Site Plan



Pathways connect to St Peters Primary School - subject to agreement with Local Authority and Headteachers.

Pathways connect to Darland High School - subject to agreement with Local Authority and Headteachers.

Existing Footways Improved (Widened to 3m)

Shared Pedestrian/Cycleways (3m width)

Existing Footways Improved (Widened to 2m)

Improved Crossing Point

Proposed Additional Parking

Shared Pedestrian/Cycleways (3m width)

Lane Farm

Access to PROW (provision of suitable gate (eg kissing Gate) to be agreed with Wrexham Council).

Path (unr)

Harwood Lane

Trevalyn Way

Moor Green Way

Holt Road

Rossett Green

Darland View

North

Typical Property Sizes:

2 Bed 10.5m x 6.5m

3 Bed 11.5m x 7.5m

4 Bed 12.5m x 8.5m

KEY

EXISTING TREES

EXISTING HEDGEROWS

PROPOSED TREES

PROPOSED HEDGEROWS

PROPOSED PARK

PROPOSED HOUSING

PROPOSED STREET

PROPOSED SHARED SURFACES

PROPOSED SUID POND

REV AMENDMENT DATE

First Floor, 5 Union Court, Liverpool, L2 4J
T: 07970 686 302 E: info@parkinsononline.co.uk

PROJECT
HOLT ROAD / ROSSETT ROAD,
ROSSETT, CLYWD.

CLIENT
BELLIS BROS

DRAWN TITLE
MASTER PLAN (RENDERED)

SCALE 1:500 (B&W) REV G PROJECT REF
DATE 04/08/2017 PROJECT REF
CHECKED BY 01/08/2017 DRAWING NO.
P101-100-00-000

Planning

Outline planning permission was granted on appeal on 14 February 2020 (PINS ref. 3231048) pursuant to an application made to Wrexham County Borough Council on 5 July 2018 that was refused by Planning Committee (contrary to an officer recommendation supporting approval – ref. P/2018/0565) on 7 January 2019.

Description of development : Residential development of two parcels of land (for up to 61 no. dwellings: Northern Parcel and up to 71 no. dwellings: Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.

Affordable : 25% provision.

POS : adopted UDP Policy CLF5 and SPG10 requires 80sqm per dwelling (10,560 sqm for a 132 unit scheme); Outline permission identified 11,574 sqm; eLDP Policy CF2 seeks 50sqm per dwelling (6,600 sqm for a 132 unit scheme).

Highway improvements scheme comprising speed limit amendments, street lighting, bus stop provision, pedestrian crossing, footway links, widening and new provision.

Education contribution : £402,039 Primary and £553,605 Secondary.

Unilateral Undertaking (pursuant to S106) dated 21 March 2019 : governing affordable housing, open space and education.

No CIL is presently applicable.

A maximum of 132 dwellings across both parcels.

Outline specification and breakdown:

	Parcel (north)	Parcel (south)	TOTAL (combined)
Site Area (ha)	2.8	3.4	6.21 hectares
Site Area (acres)	6.94	8.41	15.35 acres
2 bed	10	2	12
3 bed	32	41	73
4 bed	19	28	47
Total dwellings	61	71	132 dwellings
Floorspace outline illustrative			141,062 sqft
POS	1.17 acres	1.69 acres	2.86 acres
	0.473 ha	0.684 ha	1.157 ha
Affordable @ 25%	15	18	33 dwellings

Site is identified in the adopted UDP as lying outside of settlement boundary in Green Barrier and Special Landscape Area. The emerging Deposit LDP identifies the site as a draft Housing Allocation site for 132 dwellings (site ref. H16); the Green Barrier and SLA designations are proposed to be removed. The eLDP has been subject of Examination and it is anticipated that the Inspectors will report on their findings and allow for plan adoption by late 2020/early 2021.

For further information on planning issues please contact Wrexham CBC : case officer : Matthew Phillips : 01978 298780 matthew.phillips@wrexham.gov.uk

Method of Sale

This is an open market informal tender sale process, where multiple offers may be submitted.

Unconditional offers are invited for the freehold with vacant possession in one of three ways:

1. Sale of the entire site
2. Sale of the northern parcel
3. Sale of the southern parcel

No guide price will be provided.

VAT not elected.

Viewings

Viewings strictly by appointment only and arranged directly through the agents only. Unaccompanied external inspection is available from adjacent highways and public rights of way.

Prospective purchasers must not make any direct or indirect contact with the vendor and prospective purchasers must ensure that any contact and correspondence is channelled through the appointed sole selling agents only.

Further Information

A link to a comprehensive Information Pack, Bidding Guidance, Purchaser Bidding Form and draft Heads of Terms will be issued to prospective parties but only once a formal written (email) request is made that provides full disclosure of the purchasing party involved.

The vendor reserves the right not to accept the highest or any offer.

Contact for all enquiries

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