

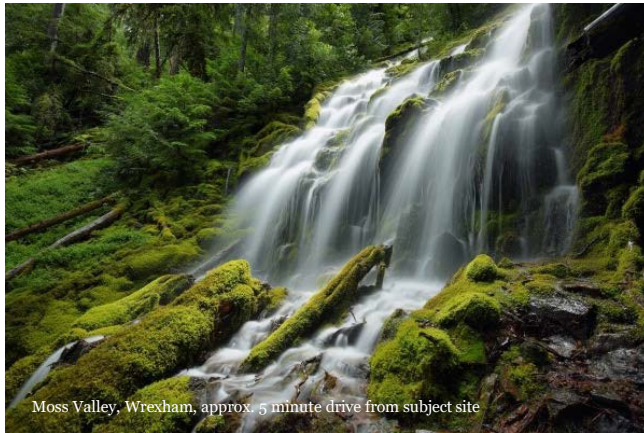
Land at Heritage Way, Brymbo Park

Wrexham, LL11 5SW





**6.03 acres with outline
planning permission in
Wrexham.**



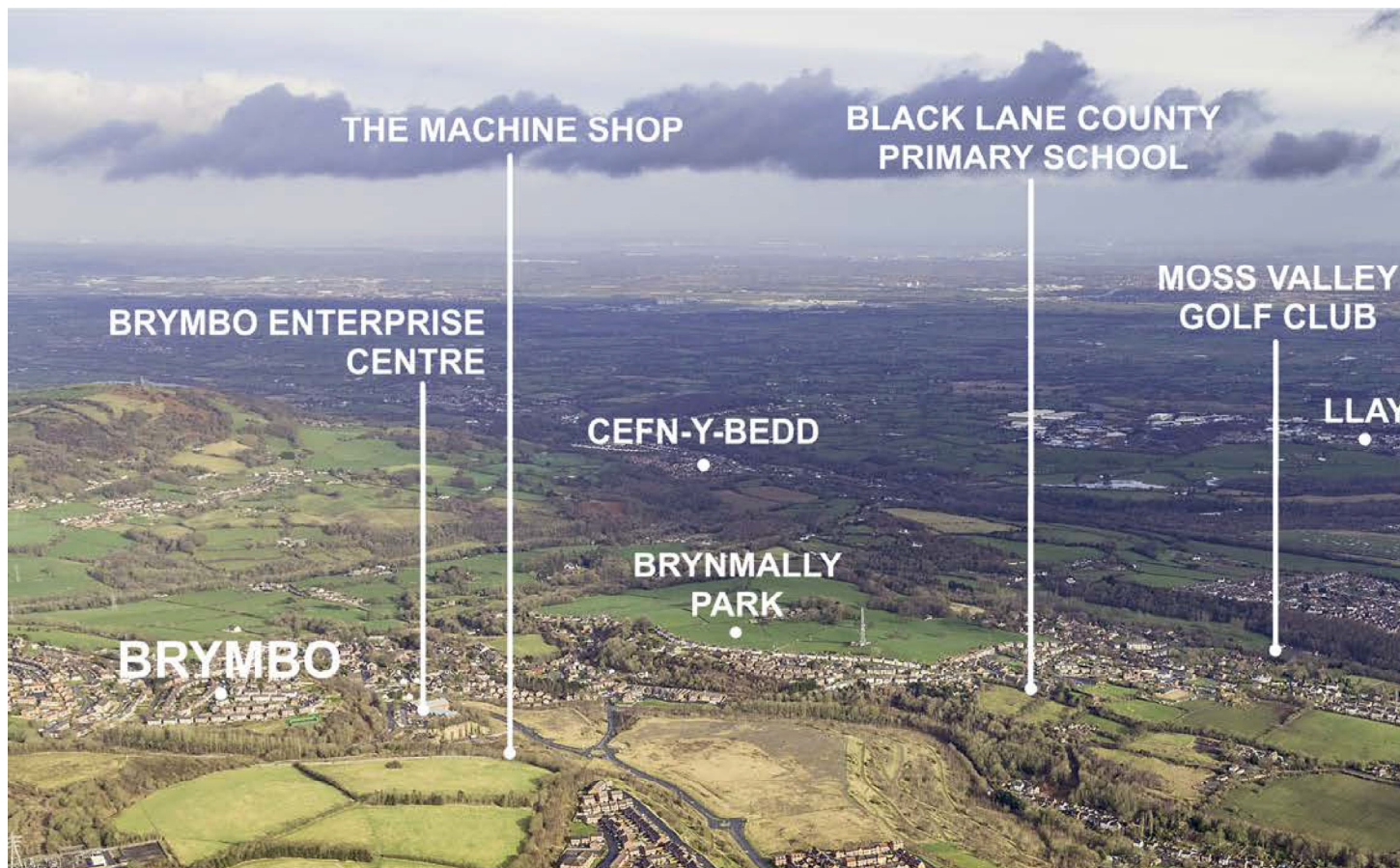
The Opportunity

The opportunity is a vacant, cleared site that extends to approximately 2.5 hectares (6.03 acres) in total and benefits from Outline Planning Permission for residential development, subject to conditions and a reserved matters application.

The site forms a part of a wider, residential led, mixed-use regeneration of the former Brymbo Steelworks, spanning a total site area of approximately 79 hectares (196 acres).

Our client, Parkhill Estates, have secured the planning permission, resolved the Section 106 obligations and fully remediated the site, ready for its development.





Location

Brymbo is a large village which consists predominantly of residential dwellings and farmland.

The site is situated off the north side of Heritage Way, adjacent to the north west boundary of Brymbo Sports and Social Complex. Wrexham Town Centre is approximately 3 miles south east of the site.

By Road

Heritage Way, as well as providing the sites access, links the site to the A483 (less than 2 miles to the south east) which in turn connects the site to the wider UK road network.

Approximate drive times:

Chester - 15 miles (24 mins)

Liverpool - 37 miles (50 mins)

Manchester - 55 miles (1 hour 10 mins)

Birmingham - 80 miles (1 hour 30 mins)

Nottingham - 96 miles (2 hours 10 mins)

Cheltenham - 124 miles (2 hours 20 mins)

Sat Nav postcode for site: LL11 5SW (opposite side of the road)

By Rail

Wrexham General Railway station is the nearest station to the site (3 miles south east) and offers regular direct services into Chester with a journey time of circa 18 minutes.

Trains onwards from Chester to Liverpool and Manchester are frequent and journey times are in the region of 45 minutes and 65 minutes, respectively.

Direct services run bi-hourly to Birmingham New Street with journey times of approximately 1 hour 35 minutes.





Wrexham

Situated 2.3 miles from the subject site with an estimated population of 61,000, Wrexham is the largest town in north Wales and is considered an administrative, commercial, retail and educational centre.

Retail

There are several shopping streets including Hope Street with major retailers and Bank street with more independent businesses. Plas Coch and Berse retail parks are on the outskirts close to the A483; with Central and Island Green retail parks in the town centre.

Eagles Meadow (opened in 2008) is a shopping and leisure development with two major anchors, Debenhams and M&S, which is connected to Yorke Street and High Street by a bridge.

Stores include Boots, Next, H&M, JD Sports, Sports Direct and River Island.

There are also two traditional covered markets, General and Butchers, plus an open-air market on Mondays.



Key Employers

In recent years Wrexham's economy has moved away from heavy industry to high-tech manufacturing, bio-technology, finance and professional services.

Money Penny, the UK's largest outsourced switchboard and personal assistant service built their new global headquarters at the Western Gateway site at a cost of £15 million (LL13 7ZB, approx. 2 miles from subject site).

DTCC, a global financial services leader, have a base in Wrexham (LL13 9XT, approx. 8.4 miles from the subject site).

The Development Bank of Wales opened its new headquarters at Yale Business Village on the Wrexham Technology Park in 2018 (2.7 miles from subject site) and Wrexham Maelor Hospital is also nearby (2 miles from subject site).

Wrexham Industrial Estate is the second largest in the UK (approx. 1,359 acres) and is home to a number of biopharmaceutical companies. Wockhardt and Ipsen have major sites which provide research and development and manufacturing capabilities.

Wrexham's close location to both aerospace (Airbus are located in nearby Broughton) and automotive manufacturers have led to a number of organisations setting up in the town. JCB on the Wrexham Industrial Estate, ACT and Magellan Aerospace are all major employers in the area.

There are also many nearby large food manufacturing sites including Kelloggs, Cadbury, Calypso and Village Bakery. Electronics companies Sharp and Brother have manufacturing facilities located along the A483.

Universities

Glyndwr University has two campuses in Wrexham with approximately 8,000 full-time students.

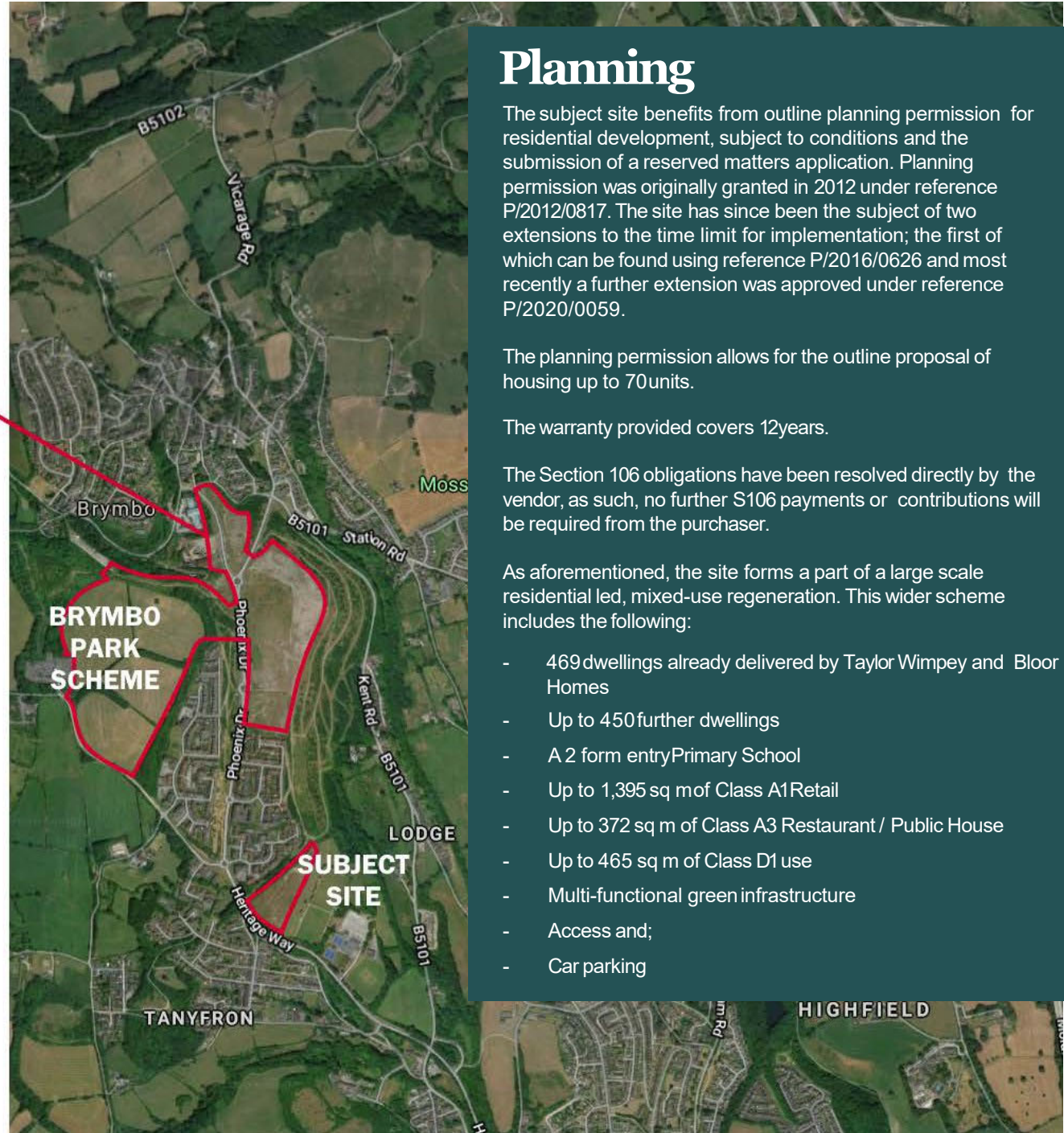


The Site

The site is irregular in shape, but level and extends to approximately 2.5 hectares (6.03 acres) in total. The site has been fully remediated and certified as fit for residential development.

A detailed Ground Conditions Assessment report is available via the data room and warranties for such will be made available for the eventual purchaser.

Heritage Way occupies the south western perimeter of the site, and also provides the sole vehicular access point. The western and north western boundaries of the site are immediately bound by a vehicular road which serves the open space to the north, known locally as "The Slopes". The other side of this road abuts previous new build housing delivered by Taylor Wimpey and Bloor Homes. Brymbo Sports and Social Complex sits adjacent to the sites south east and eastern boundaries.



Planning

The subject site benefits from outline planning permission for residential development, subject to conditions and the submission of a reserved matters application. Planning permission was originally granted in 2012 under reference P/2012/0817. The site has since been the subject of two extensions to the time limit for implementation; the first of which can be found using reference P/2016/0626 and most recently a further extension was approved under reference P/2020/0059.

The planning permission allows for the outline proposal of housing up to 70 units.

The warranty provided covers 12 years.

The Section 106 obligations have been resolved directly by the vendor, as such, no further S106 payments or contributions will be required from the purchaser.

As aforementioned, the site forms a part of a large scale residential led, mixed-use regeneration. This wider scheme includes the following:

- 469 dwellings already delivered by Taylor Wimpey and Bloor Homes
- Up to 450 further dwellings
- A 2 form entry Primary School
- Up to 1,395 sq m of Class A1 Retail
- Up to 372 sq m of Class A3 Restaurant / Public House
- Up to 465 sq m of Class D1 use
- Multi-functional green infrastructure
- Access and;
- Car parking

Further Information

Further information is available within a dedicated extranet site, login details for which can be provided upon request.

Tenure

The site is offered on a freehold basis, with the benefit of vacant possession.

VAT

The site has not been elected for VAT and is such will not be chargeable on the sale. However, should the sale, or any part of it become chargeable for the purposes of VAT, the purchaser will be responsible for any such tax payments.

Services

It is our understanding that all services are available to the site. However, it is the responsibility of the purchaser to ensure that services are available and adequate.

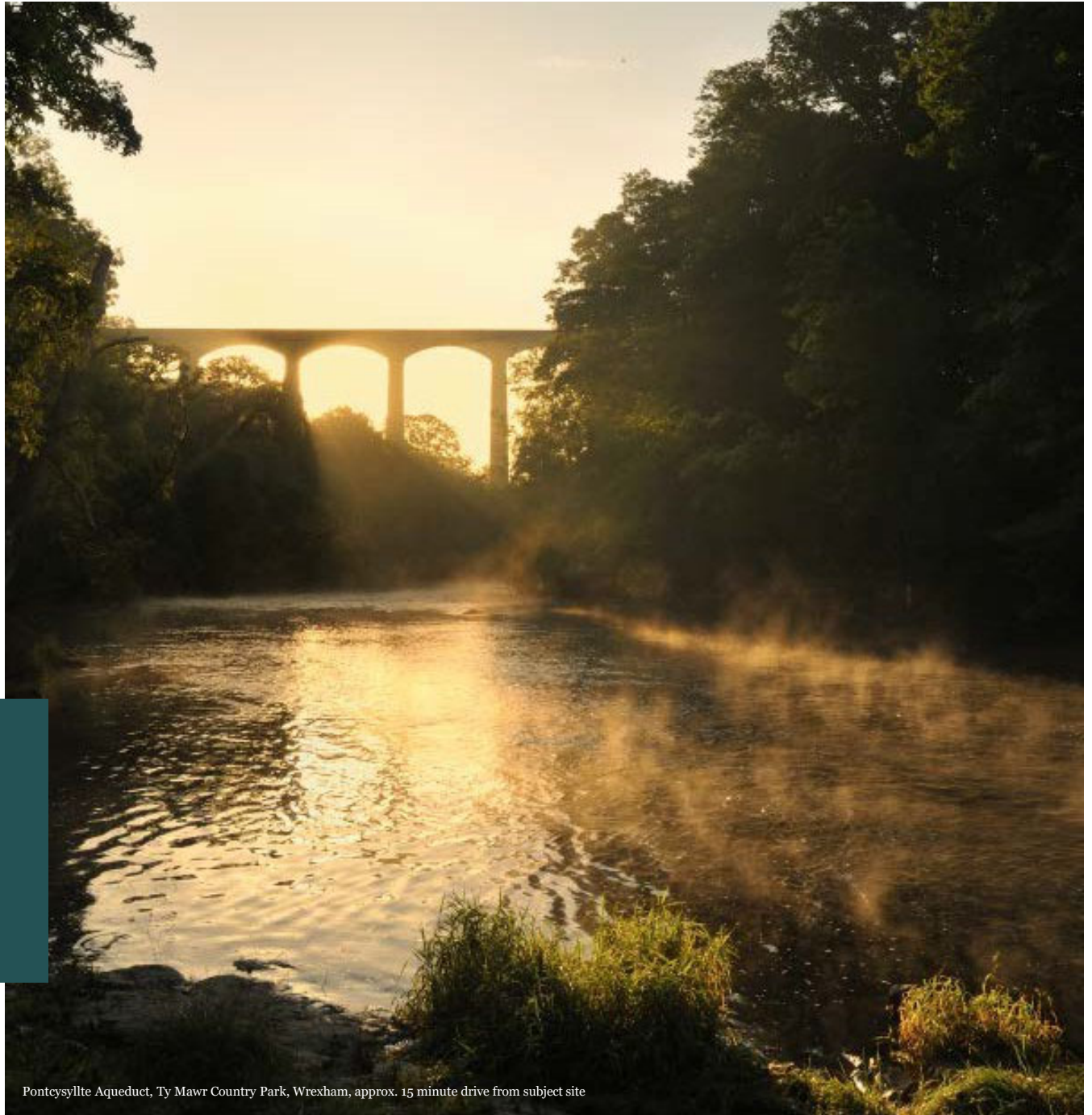
Offers

Offers are invited for the freehold interest on an open market basis, with no affordable housing.

Unconditional and conditional offers will be considered.

Method of Sale

The site is being sold via Private Treaty.



Pontcysyllte Aqueduct, Ty Mawr Country Park, Wrexham, approx. 15 minute drive from subject site



Connecting people & property, perfectly.



Viewing

This can be arranged by appointment only with the vendors sole selling agents, Knight Frank LLP.

Prospective purchasers should be aware that inspections are made entirely at their own risk and that the vendor or the agent accepts no liability.

We would be delighted to tell you more.

Will Jordan

0121 233 6413

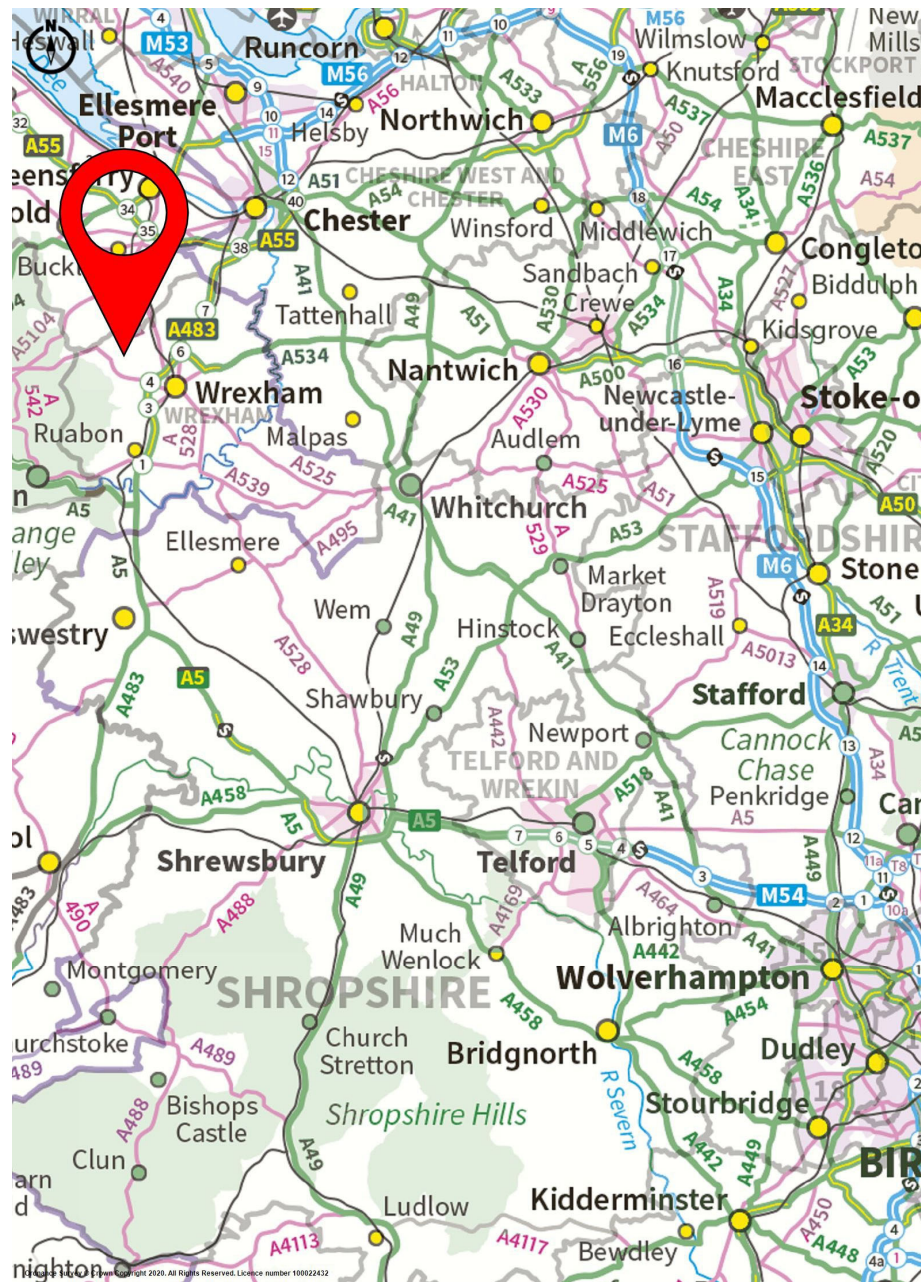
will.jordan@knightfrank.com

Jack Jones

0121 233 6420

jack.jones@knightfrank.com

knightfrank.co.uk



Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated Xxx 20XX Photographs dated Xxxxx 20XX. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.