Engedi Court, High Street, Brymbo, Wrexham, LL11 5BL

**Guide Price: £120,000**

The former Engedi Methodist Church comprising a substantial stone and slate building for redevelopment with a residential development scheme of nine new-build apartments having associated parking. The site is in a village location and extends to 0.10 acres or thereabouts having full planning permission. Supporting documentation available.
Engedi Court, High Street, Brymbo, Wrexham, LL11 5BL

- Former Engedi Methodist Church.
- Substantial stone and slate building for redevelopment.
- Residential development scheme of nine new-build apartments.
- With Associated Parking.
- Village location.
- Full planning permission.

Planning
Planning permission for the demolition of the existing building and redevelopment of the site with the illustrated scheme for nine self-contained residential apartments was granted upon appeal by the Planning Inspectorate under appeal reference number APP/H6955/A/18/3195522 on the 12th June 2018. A copy of the appeal decision is available for inspection.

Planning Drawings / Architects
The coloured plans attached to these particulars are for illustrative purposes only. Digital copies of the official drawings are available in PDF format upon request. The architects are Hadfield Architectural Design, Aural, Heol Caradoc, Coedpoeth, Wrexham, LL11 3PS. sjhhad@gmail.com

Services
All mains services are believed to be available for connection subject to statutory regulations.

Reclaim of Materials
It is believed that the reclaim value of the existing building will be equivalent to the costs of demolition and site clearance.

Directions
Leave Wrexham town centre on the Mold Road continuing past the football ground to the roundabout above the A483 and take the exit onto the dual carriageway, leaving at the first junction and turning right onto the A525. Continue and take the right-hand turning for Brymbo (Heritage Way) and continue following the road eventually up the hill past Brymbo Sports and Social complex to the first roundabout at which turn right. Continue ahead over the next two roundabouts and at the next bear to the left. At the junction with Gwalia Road turn left and at the junction turn right following the road into High Street when the property will be approached on the left-hand side.

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.
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