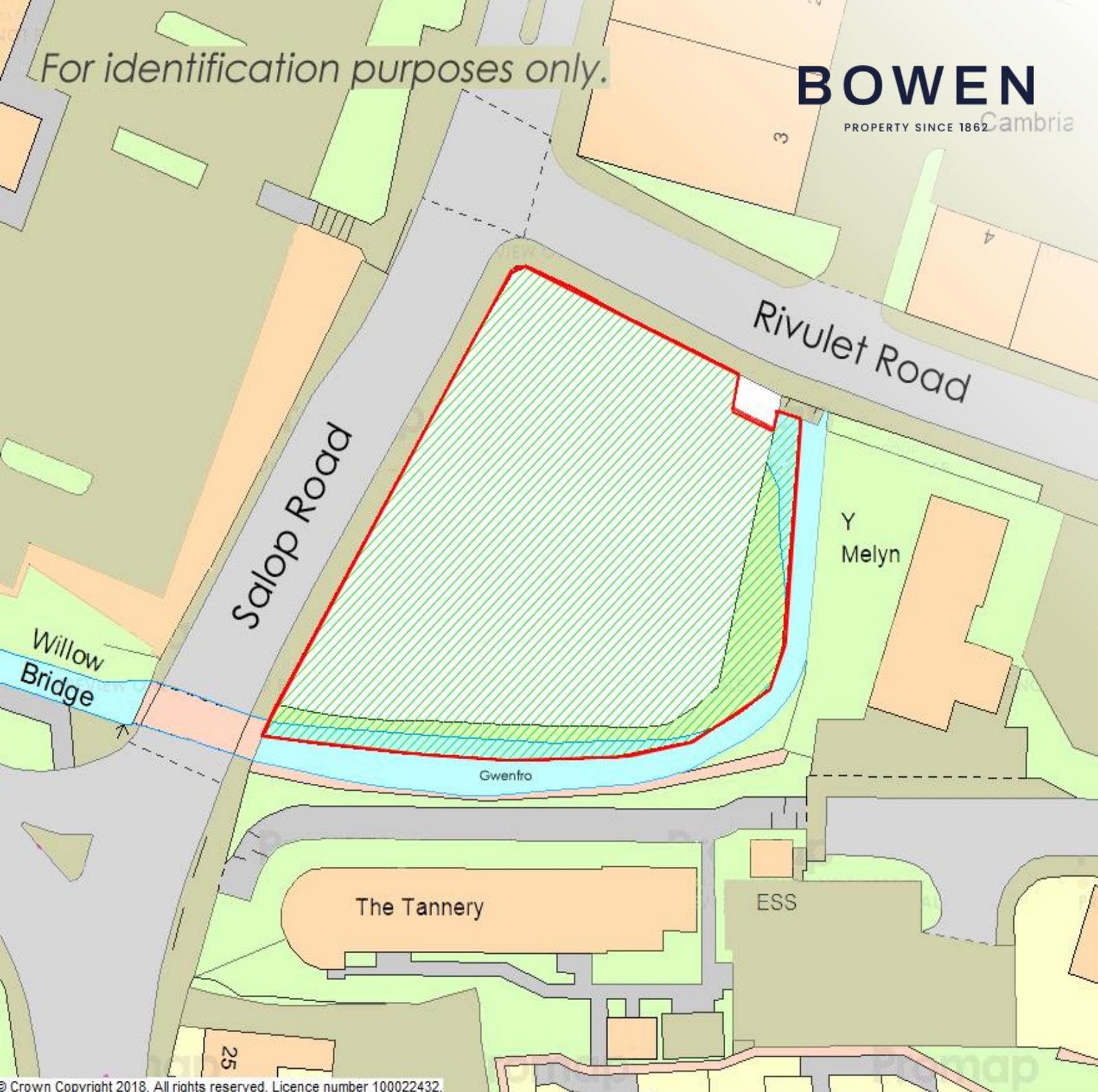


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Guide Price £300,000

Land at Salop Road, Wrexham LL13 7AF



Land – Approx. 0.42 Acres

## Land at Salop Road, Wrexham LL13 7AF



### General Remarks

A city centre commercial development site suitable (subject to consent) for a variety of potential end uses. The site extends to approximately 0.42 acres (1700 square metres) and is located in a highly visible location on the ring road close to the Eagles Meadow Shopping Centre and a variety of independent and brand name traders including Matalan, Lidl, Halfords, Toolstation, Colour Supplies, Euro Car Parts etc,

**General Information:** A highly prominent potential development site close to Eagles Meadow shopping centre at the corner of Salop Road and Rivulet Road. The site comprises the former Wrexham Musical Theatre Society building, which has now been demolished. The site now comprises a level and walled portion given to hard standing with a gated vehicular access off Rivulet Road.

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

**Site Area:** The site is roughly square in shape and extends to approximately 1700 square metres - approximately 0.42 acres.

**Planning:** There is believed to be considerable potential for the development of the site for a commercial development scheme. It is believed that the site is not suitable for a residential development scheme due to the proximity of the property to the River Gwenfro. A recent scheme had been approved for the property as a car wash and tyre fitting unit. The permission was granted on the 12.12.2024 under Code Number P/2024/1020. It is envisaged that if required a prospective purchaser would enter into conditional agreement to purchase subject to obtaining necessary consent.

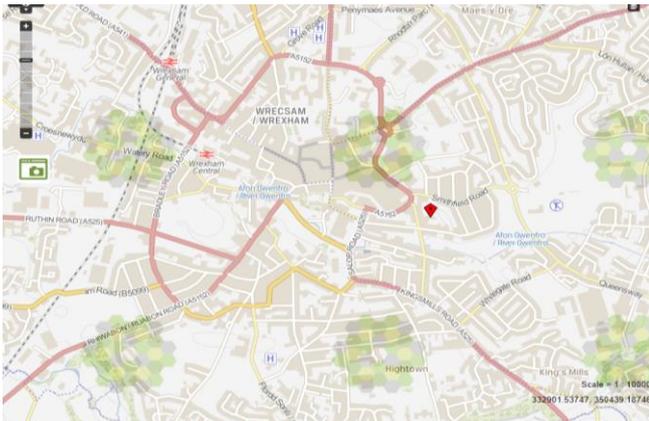
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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems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

**Directions:** From the Agent's Wrexham Offices proceed down Regent Street through the city centre (past McDonalds) and descend Hill Street to the junction with Brook Street. Turn left and at the traffic lights continue ahead onto St. Giles Link Road. At the traffic lights turn left onto Salop Road when the property will be observed on the right-hand side on the corner of Rivulet Road. The site access is off Rivulet Road.





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