



BOWEN

PROPERTY SINCE 1862

Offers in excess of £17,000

Land at Woodland View, Mold Road,
Cefn-y-Bedd, Wrexham LL12 9UR

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General Remarks

An area of woodland extending to approximately 1200 square meters - approximately 0.3 acres bisected by an unadopted access roadway set above the banks of the River Alyn.

The property was formerly the site of a row of workers cottages which were demolished. The portion is located outside of the Cefn y Bedd settlement boundary.

Dimensions: The property is an irregular shape and extends to either side of the approach track. The land on the river side extends right down to the edge of the river. The portion has been scaled using a combination of the Land Registry Plan and the Promap Ordnance Survey Plan to extend to approximately 1200 square meters - about 0.3 acres.

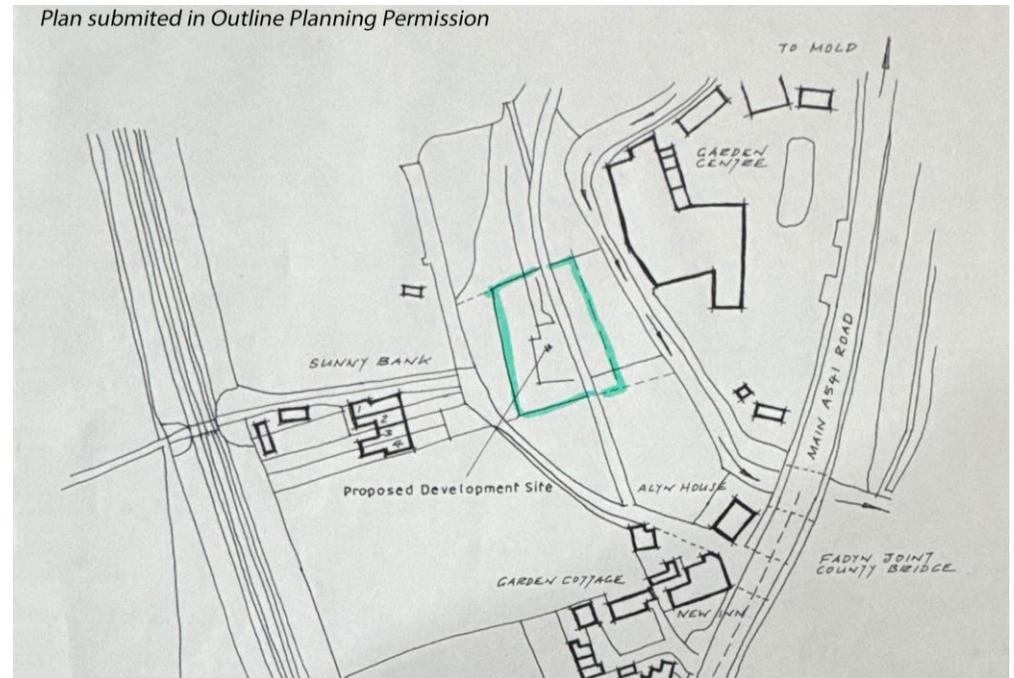
Former Use: Historically the portion was understood to have a row of workers cottages upon it. The land is currently located outside the Settlement Boundary.

Directions: Leave Wrexham city centre on the Mold Road continuing past the Football Ground to the roundabout above the A483. Take the exit signposted A541 Mold and continue passing all the way through Gwersyllt and along the Park Wall. Pass into the valley and Cefn y Bedd. At the bottom of the hill turn right just behind the former New Inn Public House. The property will then be approached as per the attached plan.

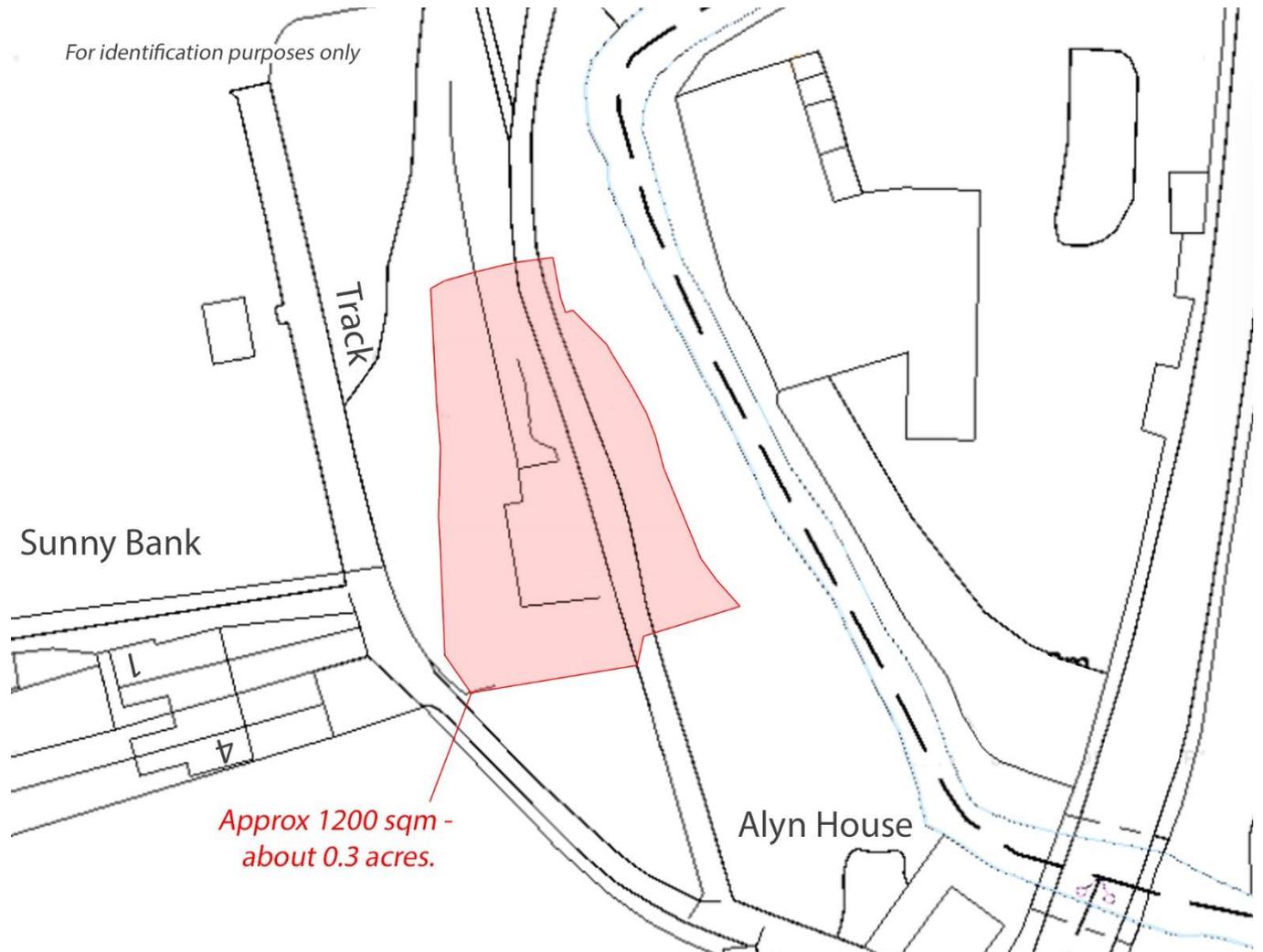




Plan submitted in Outline Planning Permission



For identification purposes only



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