

A photograph of a grassy field with a fence and trees in the background. The field is covered in tall, dry grass and some green weeds. A metal fence runs across the middle ground, and a dense line of trees is in the background. A utility pole is visible on the left side of the field.

# BOWEN

PROPERTY SINCE 1862

Asking Price £70,000

Building Plot, Wynn Offa, Wynnstay Yard,  
Ruabon, Wrexham, LL14 6DP

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Land: 0.2 Acres or thereabouts



# Building Plot, Wynn Offa, Wynnstay Yard, Ruabon, Wrexham, LL14 6DP



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### General Remarks:

A single building plot located on the fringe of the village of Ruabon, which provides a range of day-to-day amenities and has excellent communications to all local centres. The plot has the benefit of Outline Planning Permission for development with a single detached bungalow granted by Wrexham Council on the 5th September 2024 under Code Number P/2023/0606. An illustrative scheme for the plot is shown herein.

**The Plot:** The plot comprises a total area of approximately 0.2 acres (approximately 800 square metres) bisected by an existing driveway. The plot is elevated and is situated on the fringe of Ruabon village, approximately half a mile away from the centre and all amenities.

**Planning Permission:** Outline Planning Permission was granted for development by Wrexham County Borough Council during September 2024 under code number P/2023/0606.

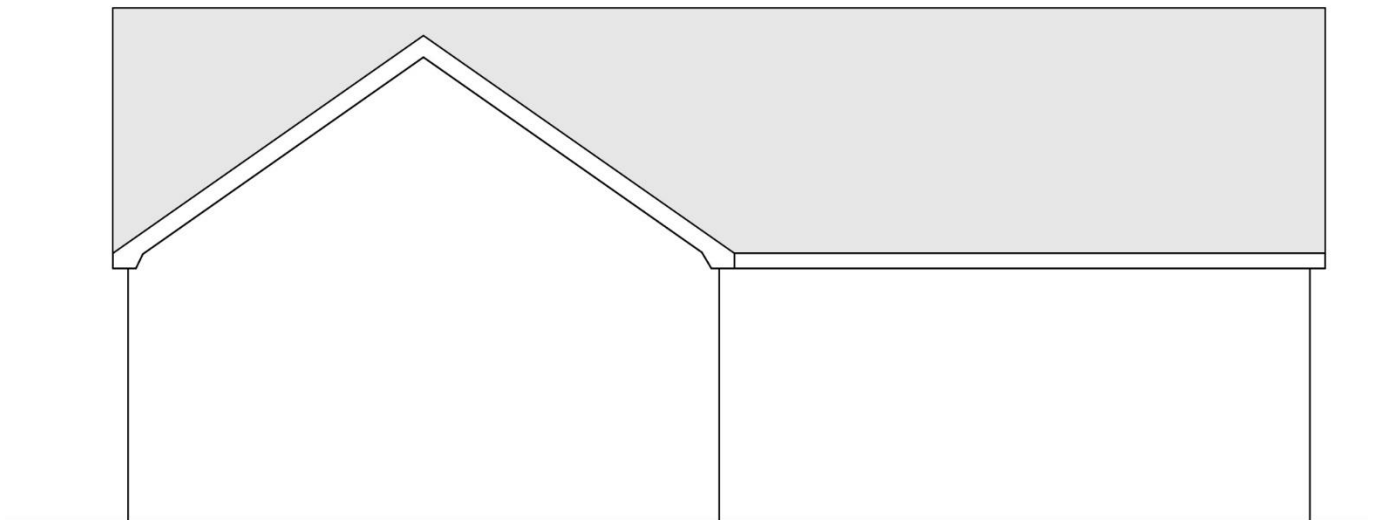
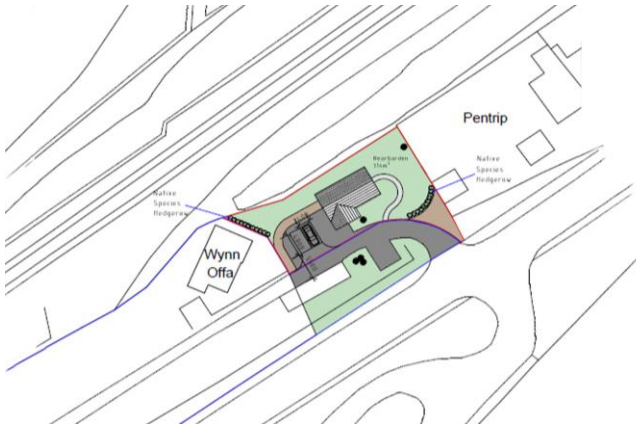
This site area is bisected by the vehicular access to the adjoining property, which will retain ownership of the road.

**Services:** Mains water and electricity are available for connection to the property subject to statutory regulations. The central heating to the property is proposed to be either effected by an oil fired system or electrical system with the foul drainage to be to a newly installed private tank in accordance with current guidelines.

**Note:** The successful purchaser will covenant to provide excavations for the provision of car parking to Wynn Offa Bungalow next door. Provision will be for four spaces opposite the bungalow. Please enquire with the vendors during viewing appointments.

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:** Leave Wrexham on the A483 dual carriageway in the direction of Oswestry leaving at the Ruabon junction, following signposts for Llangollen. At the mini-roundabout turn right under the flyover bridge and straight across the next roundabout to the roundabout by the new Costa Coffee. At the roundabout bear left in the direction of Cefn Mawr, when the property will be approached before Clwyd Caravans on the right hand side.



Typical Elevation





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