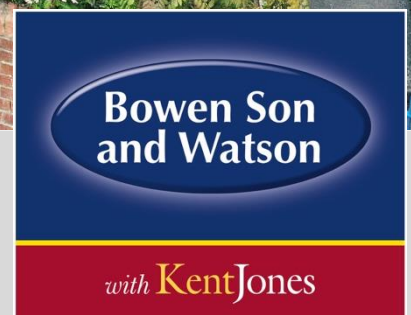
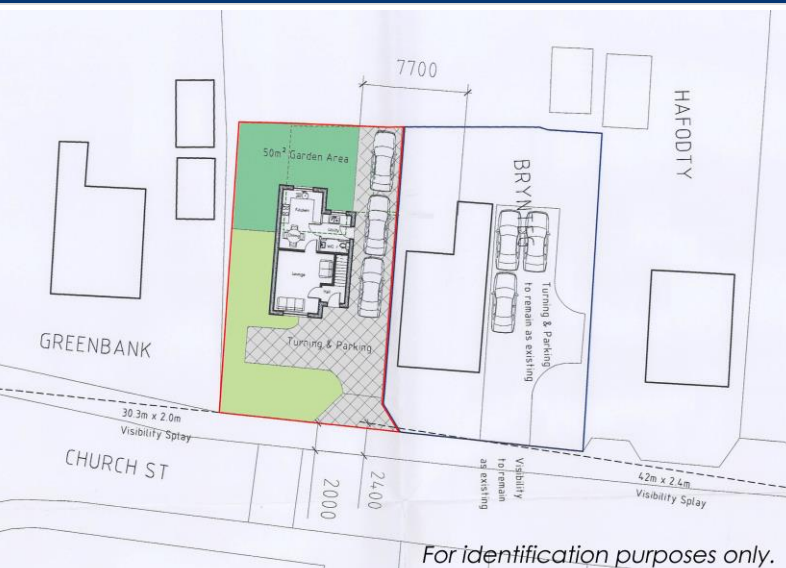


## Building Plot at Church Street, Rhosllanerchrugog, Wrexham, LL14 2BP

**Guide Price: £40,000**



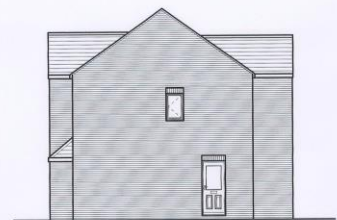
An opportunity to acquire a freehold garden building plot having a frontage of approximately 11 metres and an approximate depth of 21 metres - approximately 240 square metres in total, having planning permission for a brand new three bedroom detached dwelling. The building plot is situated approximately a quarter of a mile away from all the amenities of the village of Rhos.



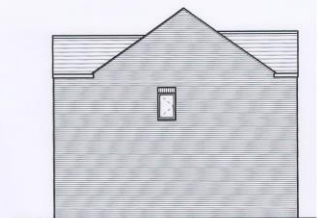
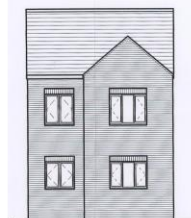
*For identification purposes only.*



Front Elevation



Side Elevation





Building Plot at Church Street,  
Rhosllanerchrugog, Wrexham, LL14 2BP

- Freehold Garden Building Plot
- Frontage Approx. 11 Metres
- Depth Approx. 21 Meters
- Approx. 240 Sq.m. in Total
- Planning Permission for
- Three Bedroom Detached Dwelling

### Planning Permission:

Full Planning Permission for the development of the plot was granted on the 2nd November 2009 under Code No. RHO P/2009/0765 - the Planning Permission was for the demolition of an existing store and the erection of a three bedroom detached dwelling. The store building was demolished during 2010 (thereby commencing the development) and the Consent therefore remains in force. The property can therefore be built subject to Building Regulation approval. A full list of Conditions of Planning are contained within Planning Certificate RHO P/2009/0754.

### Site Dimensions:

The site has an approximate road frontage of 11 metres with an approximate depth of 21 metres. The site area comprises approximately 240 square metres. (Source for dimensions - ProMap Ordnance Survey).

### Services:

Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. It is understood that the telegraph pole to the front of the property will need to be relocated in order to facilitate the development.

### Directions:

Leave Wrexham on the A483 dual carriageway in the direction of Oswestry leaving at the Johnstown/Rhosllanerchrugog junction (by Starbucks). At the roundabout take the third exit signposted B5605 Johnstown and continue up the hill through Pentre Bychan into Johnstown village. At the centre of the village and at the traffic lights turn right towards Rhos and ascend the hill to the mini-roundabout at which turn left into Church Street. Continue until the property is observed on the right hand side (before arriving at the next roundabout).

### Note:

The purchasers will be required to erect a boundary between the plot and "Brynteg" - to be agreed.

### Viewing Arrangements:

By appointment only via Agents.



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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