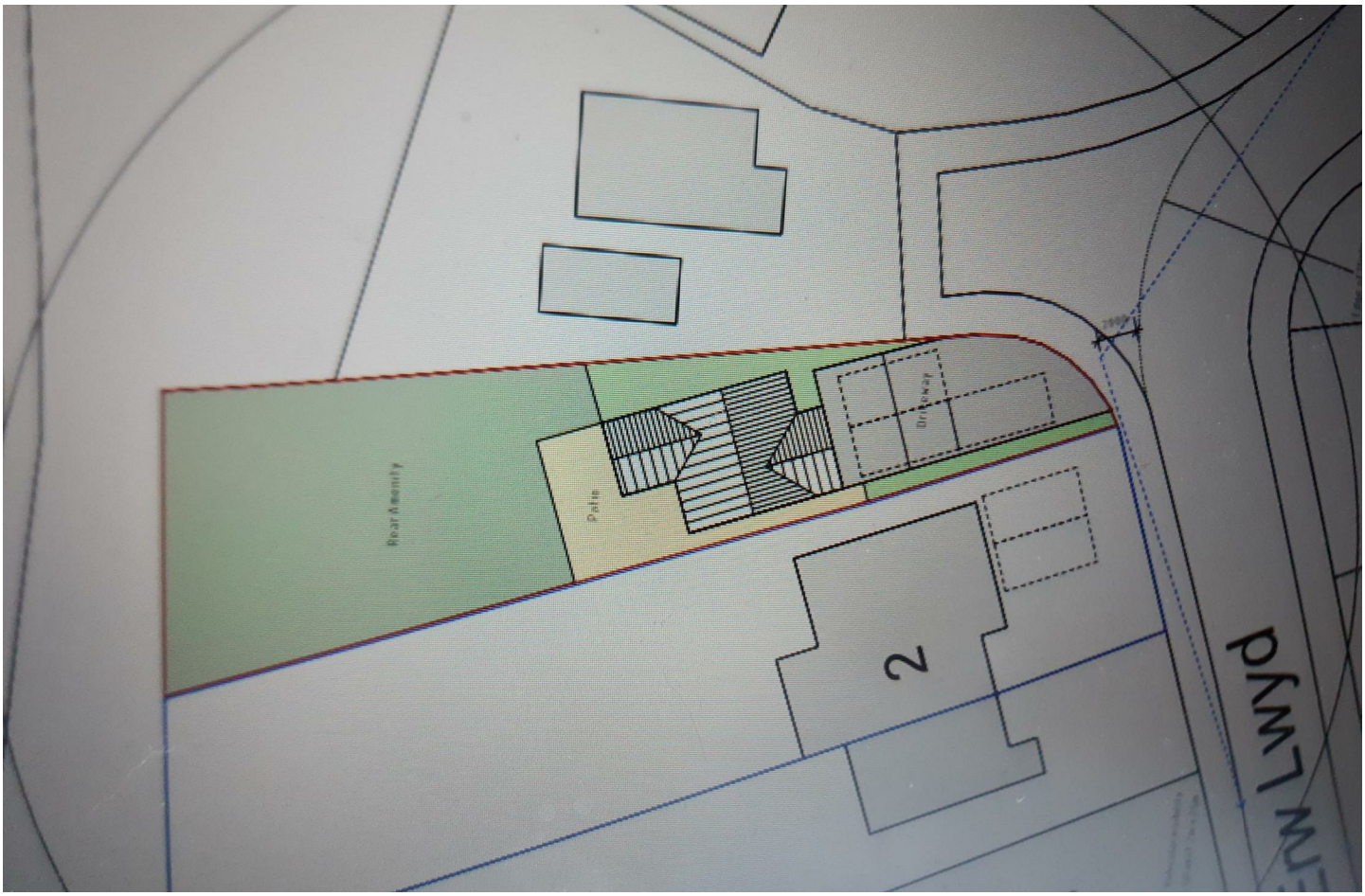
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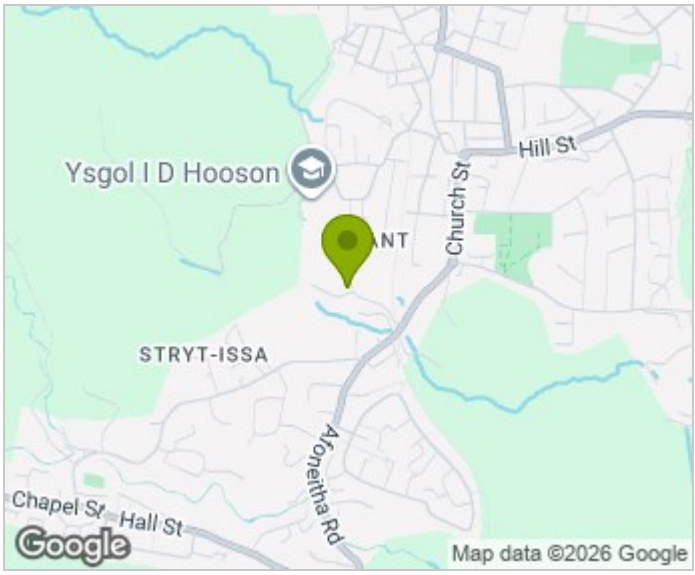
Plot adjoining 2 Erw Lwyd, Wrexham, LL14 2EL

Price £55,000

A good sized building plot having the benefit of outline planning consent for a detached house with tree lined rear aspect located within an established residential development on the fringe of the village of Rhosllanerchrugog with its range of amenities, schools, bus service and road links to Wrexham, Chester and Shropshire. The generally level plot fronts onto Erw Lwyd and has a depth of approximately 44m and a total area of 415sqm. Planning permission granted by Wrexham County Borough Council on the 17th August 2023 reference - RHO P/2021/0496. A copy of the consent can be obtained via WCBC online portal or upon request from sales@wingetts.co.uk. It is the opinion of the agents the plot will easily accommodate a family sized detached house and will have the benefit of a large garden, subject to obtaining full planning consent.

LOCATION

The plot is situated in a convenient location within walking distance of all the shopping facilities and social amenities that this large Welsh village of Rhosllanerchrugog has to offer. Excellent road links allow for daily commuting to the commercial and industrial centres of Wrexham, Chester and Shropshire and a train station is located only a short driving distance away in the nearby village of Ruabon. Renowned for its musical heritage with its famous Choirs the village includes the popular 490 seater Stiwt Theatre and both Primary and Secondary schools.



DIRECTIONS

From Wrexham take the A483 Wrexham to Chester by-pass towards Oswestry exiting at the Rhostyllen roundabout signposted Rhosllanerchrugog. Take the third exit off the roundabout entering the Village of Johnstown, continue on the main road and the high street for approx. 1 ½ miles, thereafter turn right immediately before the supermarket, continue up the hill to the mini roundabout and take the 1st exit down the hill. Take the right turn into Little Mountain Road which leads onto Erw Lwyd and the plot will be observed to the right of number 2.

BUILDING PLOT

Outline planning consent was granted by WCBC on the 17th August 2023 for the erection of 1 dwelling (subject to reserved matters) Planning reference RHO P/2021/0496

The land fronts onto Erw Lwyd and extends to approximately 44 metres in depth and widens to the rear boundary to provide approximately 415 square metres of ground space. It is the opinion of the agent that a minimum of a good sized 3 bedroom detached house can be accommodated on the land which would enjoy the benefits of a large garden (subject to all necessary planning consents).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk