

For Sale

LANDWOOD GROUP



Castle View, School Lane, Wrexham, LL11 6SF

CGI illustration of completed scheme

Part complete residential development of 10 plots Castle View, Wrexham

- 2 three-bedroom terraced houses 99% complete
- 7 incomplete terraces, 1 incomplete detached
- Well located in the village of Southsea
- Views overlooking Beeston Castle
- Available with Vacant Possession
- Freehold
- Offers invited

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Viewings:

Strictly by Appointment

Landwood Group, South Central
11 Peter Street
Manchester M2 5QR

Date Particulars — February 2020

Location



The site is located in the village of Southsea, close to the Gwenfro River, some 2.5 miles away from Wrexham. The immediate surrounding area is mainly residential, although there are local amenities closeby.

The site is attractively positioned on a hill with views overlooking the town and Beeston Castle and is also in close proximity to Ysgol Penrhyn New Broughton School.

There are good road links close to the site, as the A483 is circa 1.5 miles from the subject which provides access to neighbouring towns, the M56 and the M6 motorways.

Description

The site currently provides two completed houses, three part completed houses, one fire damaged detached and four houses yet to be constructed.

Plots 2 and 3 - 99% completed
Plots 4,5,6,7 - Yet to be commenced
Plot 8,9,10 - Built to ground floor in part
Plot 11 - Fire damaged house

Once completed, the development will consist of 9 three-bedroom terraced houses built in three separate blocks (plots 2-10) and one four-bedroom detached (plot 11). Plot 1 (house no. 11 on site) is complete and has been sold off separately.

The terraced properties are three bedroom town house style, having accommodation over three floors. They are of brick construction incorporating uPVC double glazed windows, balconies and patio doors to the ground floor and second floors, all set beneath a pitched slate roof. Plots 2 and 3 comprise the following internal accommodation:

The upper floor provides an entrance hall leading to the kitchen which has patio doors and a balcony overlooking the rear, in addition to a WC. There are stairs leading down to the middle floor which has three bedrooms, one with an ensuite and a house bathroom. The stairs then continue down to the ground floor which provides an office and a large open living room with patio doors leading to the garden patio area.

Externally, there is a driveway to the front for one vehicle. To the rear, there is a paved patio garden which is bound by timber fencing.

Planning

The planning reference number is P/2013/0697: Residential development of 10 two/three-bedroom dwellings and 1 detached dwelling and construction of new vehicular access.

Tenure Information

The premises are held under a freehold title, number CYM380277.

Tenancies

Available with vacant possession.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal

Each Party will be responsible for their own legal costs.

EPC

EPCs available on request.

Further information

Further information and details of the scheme can be available upon request.

Price

Offers invited

Important Notice

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.

*Please note- All below images are either CGI illustrations or examples of internal specification.

Photographic Schedule

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GROUP



CGI illustration



CGI illustration



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Photographic Schedule

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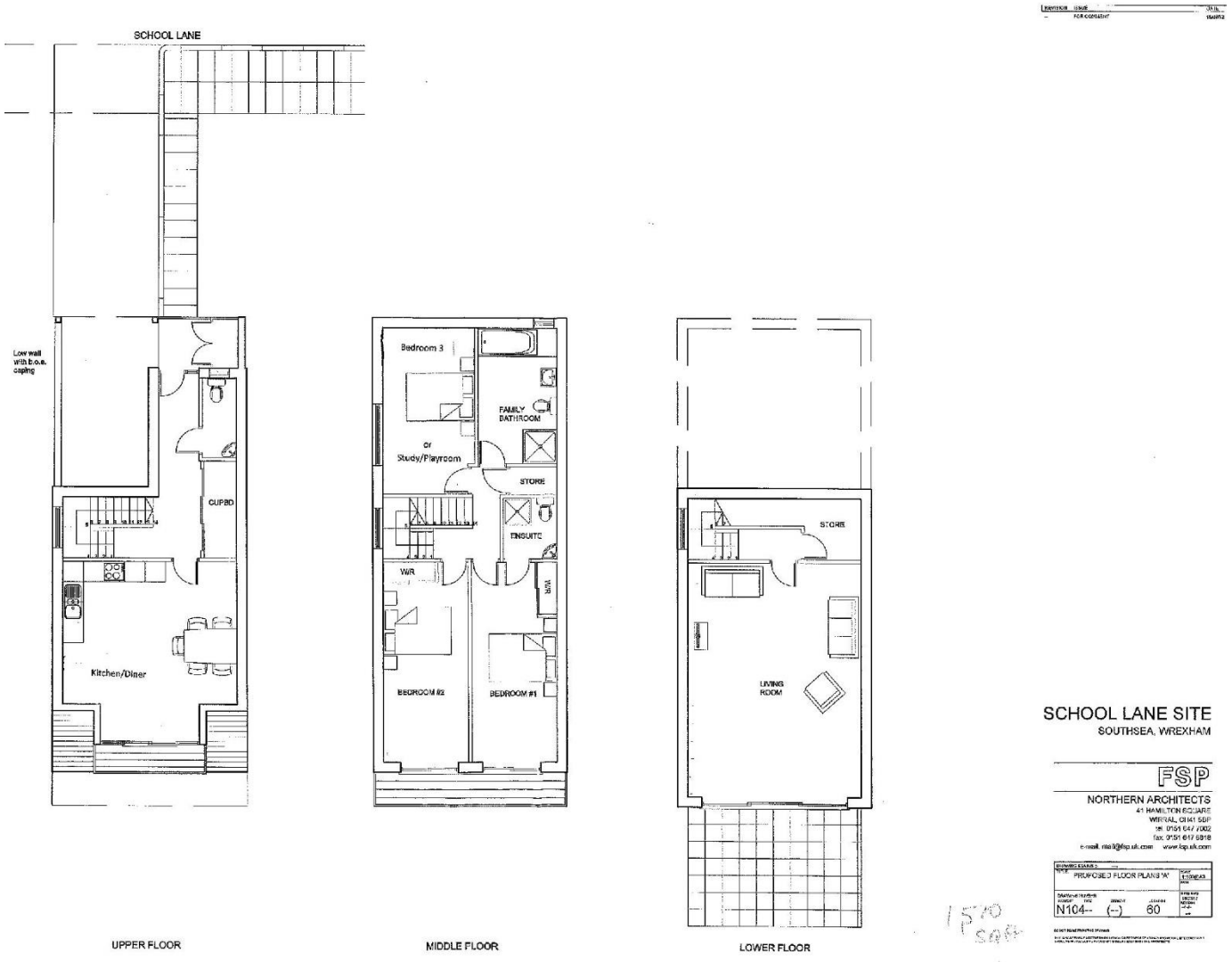


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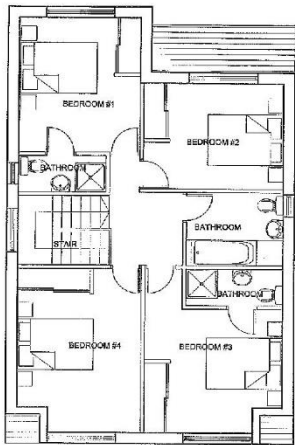
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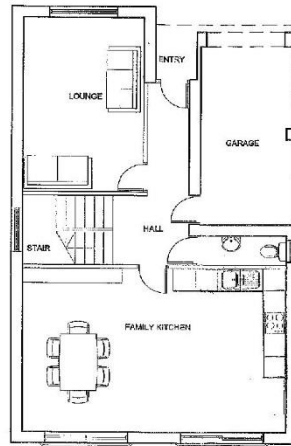
3 Bedroom Terrace



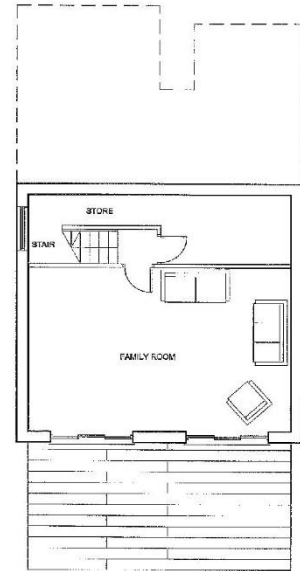
4 Bedroom Detached



UPPER FLOOR



MIDDLE FLOOR



LOWER FLOOR

PROJ. NO. 1104-0001 DATE 29/01/14

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SOUTHSEA, WREXHAM

FSP

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1936
1500

DATE	DESCRIPTION	BY	APP'D
19/01/14	PROPOSED FLOOR PLANS	NA	NA
20/01/14	REVISED	NA	NA
21/01/14	REVISED	NA	NA
22/01/14	REVISED	NA	NA
23/01/14	REVISED	NA	NA
24/01/14	REVISED	NA	NA
25/01/14	REVISED	NA	NA
26/01/14	REVISED	NA	NA
27/01/14	REVISED	NA	NA
28/01/14	REVISED	NA	NA
29/01/14	REVISED	NA	NA
30/01/14	REVISED	NA	NA
31/01/14	REVISED	NA	NA
01/02/14	REVISED	NA	NA
02/02/14	REVISED	NA	NA
03/02/14	REVISED	NA	NA
04/02/14	REVISED	NA	NA
05/02/14	REVISED	NA	NA
06/02/14	REVISED	NA	NA
07/02/14	REVISED	NA	NA
08/02/14	REVISED	NA	NA
09/02/14	REVISED	NA	NA
10/02/14	REVISED	NA	NA
11/02/14	REVISED	NA	NA
12/02/14	REVISED	NA	NA
13/02/14	REVISED	NA	NA
14/02/14	REVISED	NA	NA
15/02/14	REVISED	NA	NA
16/02/14	REVISED	NA	NA
17/02/14	REVISED	NA	NA
18/02/14	REVISED	NA	NA
19/02/14	REVISED	NA	NA
20/02/14	REVISED	NA	NA
21/02/14	REVISED	NA	NA
22/02/14	REVISED	NA	NA
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24/02/14	REVISED	NA	NA
25/02/14	REVISED	NA	NA
26/02/14	REVISED	NA	NA
27/02/14	REVISED	NA	NA
28/02/14	REVISED	NA	NA
29/02/14	REVISED	NA	NA
30/02/14	REVISED	NA	NA
31/02/14	REVISED	NA	NA

Site Plan

16/11/2017 14.2

FOUL MANHOLE LEVELS		
REF	COVER	INVERT
FMH01	46.37	45.94
FMH02	46.07	45.62
FMH03	46.07	45.56
FMH04	45.07	45.53
FMH05	45.00	44.30
FMH06	45.07	44.40
FMH07	45.07	44.43
FMH08	45.07	44.49
FMH09	45.07	44.62
FMH10	45.07	44.59
FMH11	45.07	44.62

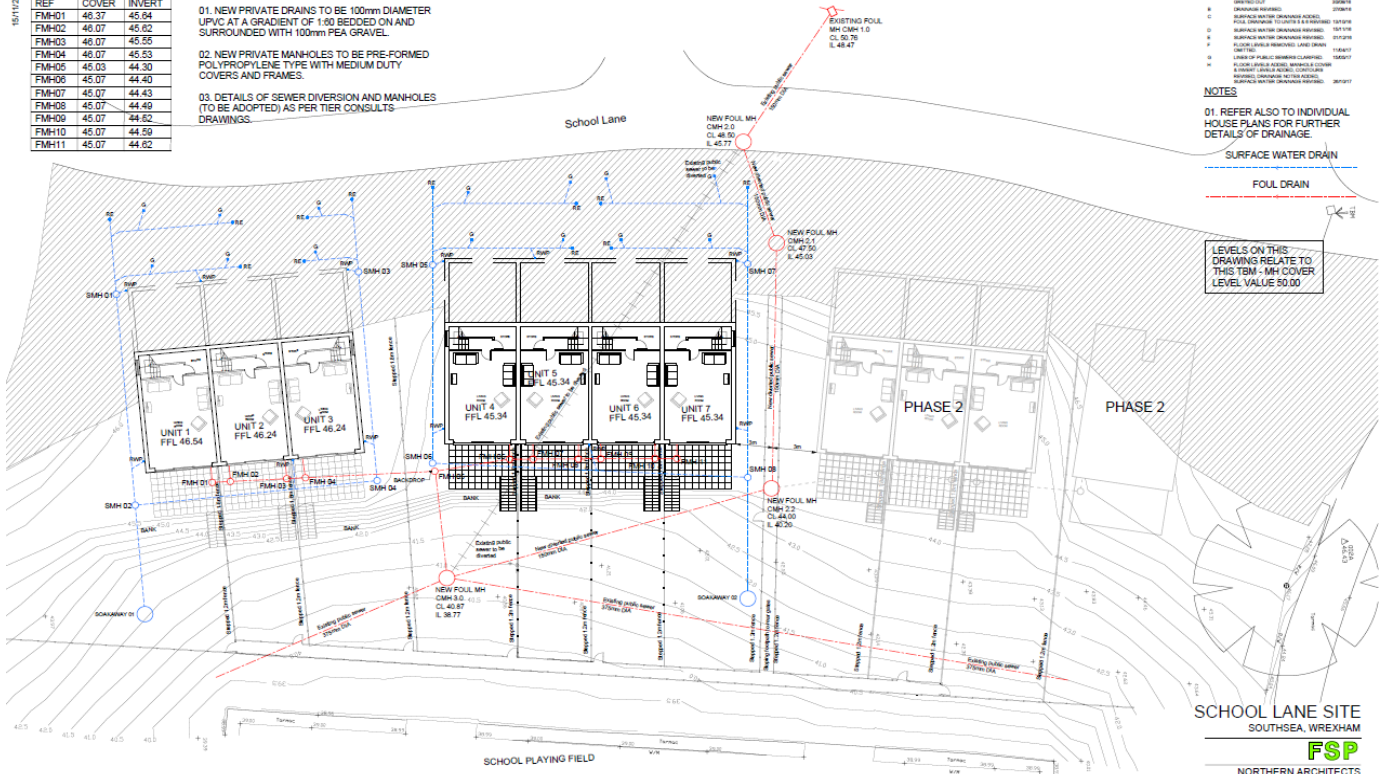
DRAINAGE NOTES

- 01. NEW PRIVATE DRAINS TO BE 100mm DIAMETER UPVC AT A GRADIENT OF 1:80 BEDDED ON AND SURROUNDED WITH 100mm FEA GRAVEL.
- 02. NEW PRIVATE MANHOLES TO BE PRE-FORMED POLYPROPYLENE TYPE WITH MEDIUM DUTY COVERS AND FRAMES.
- 03. DETAILS OF SEWER DIVERSION AND MANHOLES (TO BE ADOPTED) AS PER TIER CONSULTS DRAWINGS.

SYMBOL	DESCRIPTION
A	EXISTING FOULED MANHOLE
B	NEW FOULED MANHOLE
C	NEW FOULED MANHOLE WITH 150mm DIA. COVER
D	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME
E	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME
F	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
G	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
H	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
I	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
J	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
K	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
L	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
M	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
N	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
O	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
P	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
Q	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
R	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
S	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
T	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
U	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
V	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
W	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
X	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
Y	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME
Z	NEW FOULED MANHOLE WITH 150mm DIA. COVER AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME AND 150mm DIA. FRAME

NOTES

- 01. REFER ALSO TO INDIVIDUAL HOUSE PLANS FOR FURTHER DETAILS OF DRAINAGE.



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SOUTHSEA, WREXHAM



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NO.	DATE	BY	CHKD
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