

# For Sale

Upon the instructions of the Administrators

**LANDWOOD  
GROUP**



**Castle View, School Lane, Wrexham, LL11 6SF**

CGI illustration of completed scheme

## Part complete residential development of 10 plots

- 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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## 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 close by.

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 Costs

Each party will be responsible for their own legal costs.

## Price

Offers invited.

## EPC

Available on request.

## Viewings

Strictly by appointment.

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CGI Illustration



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