

LOT
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Land At Pant Hill, Rhosllanerchrugog, Wrexham, Clwyd LL14 2DB

GUIDE PRICE **£30,000+***

LAND

- Three plots of land suitable for a number of uses subject to gaining any necessary consents

The land comprises three irregular shaped separate plots held on the same single title. The main plot forms a broadly rectangular field that extends along Stryt Las to the north, housing to the west and east and further undeveloped land to the south. It appears to be relatively flat throughout and is largely overgrown with grass, mature landscaping and a vehicular track from the main road. It is estimated that the land extends to 2.11 ha (5.52 acres). The second piece is a very narrow strip which is positioned detached from the main plot and runs to the south of Greenfield Cottage. This is effectively land-locked which what appears to be no designated access. This is estimated to extend to 331 sq m (0.082 acres). The third plot appears to effectively be a small estate road to a modern development of houses situated off Stryt Las. Estimated to extend to 285 sq m (0.070 acres). We believe all main services are available and there is potential for development opportunity however all potential buyers should make their own further enquiries.

Situated Off Stryt Las on the fringe of Rhosllanerchrugog approximately 4 miles south west of Wrexham.

