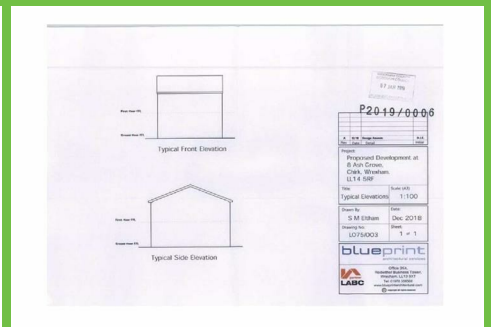
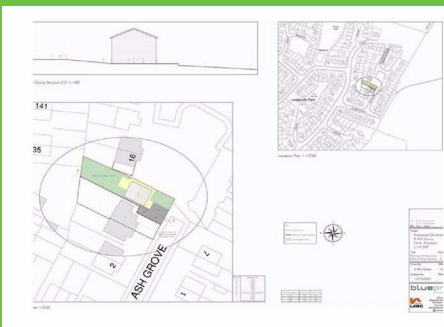


# Town & Country

Estate & Letting Agents



**Plot of land Plot of land at Ash Grove, Chirk, LL14 5RF**

**£65,000**

TOWN AND COUNTRY OSWESTRY are delighted to offer to the market this individual building plot with outline planning application for a two storey three bedroom detached dwelling. This is an ideal development opportunity to create a family home in a quiet cul de sac position. Chirk has all local amenities close at hand including schools, public transport and good road links.



## Directions

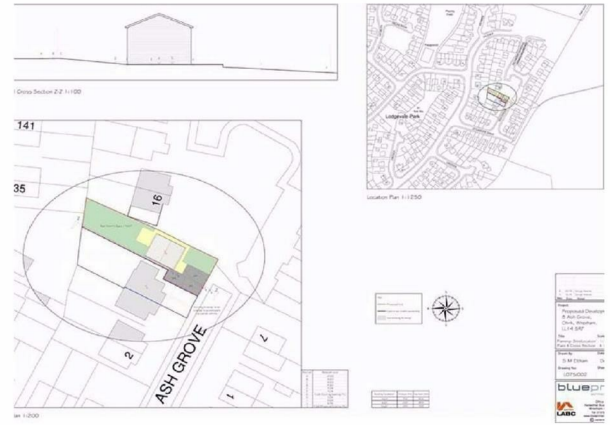


From Oswestry proceed out of town and join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit, B5070 Chirk Road, towards Chirk. Continue along for approximately 2.5 miles, following the road into Chirk and through the village until reaching the turning for Lodgevale Park on the right hand side. Proceed along and take the third turning on the right into Sycamore Drive, then left into Ash Grove, where the plot of land will be identified in the far left hand corner.

## Overview

Ash Grove is a small cul de sac located within a modern housing estate situated off the B5070 in Chirk. This is the main road which runs through Chirk, providing a link on to the A483 from the A5 and excellent road links to Oswestry, Wrexham and Chester, making it ideal for commuters. There is a regular bus service to Wrexham and Oswestry and also good rail links from Chirk Station. The village of Chirk provides a number of local amenities. The World Heritage Site is close by and includes the Chirk Aqueduct, Pontcysyllte Aqueduct and Horseshoe Falls. The small town of Llangollen with its stunning scenery is just seven miles away.

## Plot of Land



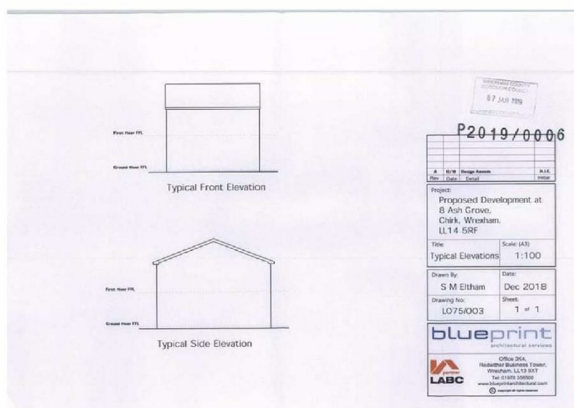
An individual building plot with outline application for one two storey dwelling on land adjoining 8 Ash Grove. The new property will sit in a quiet cul de sac position and all services are in the street to allow easy connection. The plot offers an ideal opportunity for a developer to create a lovely family home benefitting from views towards the Berwyn Mountains in the distance.

The application has been granted by Wrexham County Borough Council under Code No. CHI P/2019/0006 on 1st April 2019 on Amenity land adjoining 8 Ash Grove, Lodgevale Park, Chirk, Wrexham, LL14 5RF.

## Additional Photograph....



## Additional Photograph.....



## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631.

## To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

## Services

The agents have not tested the appliances listed in the particulars.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

## Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## Our Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

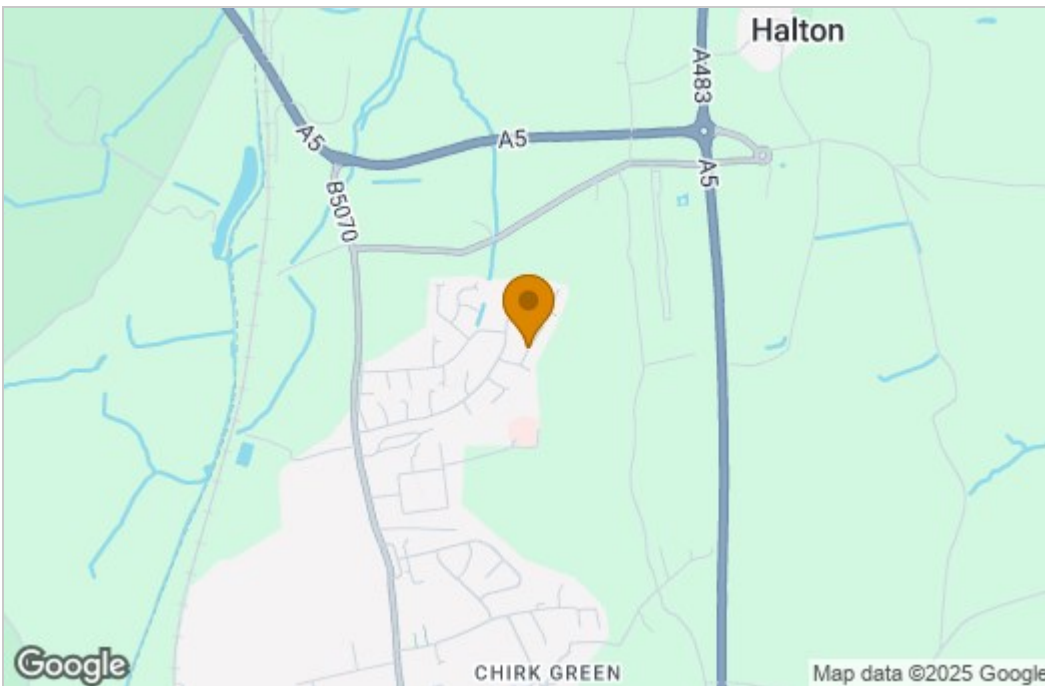
## Hours of Business

Monday - Friday - 9.00 - 5.30

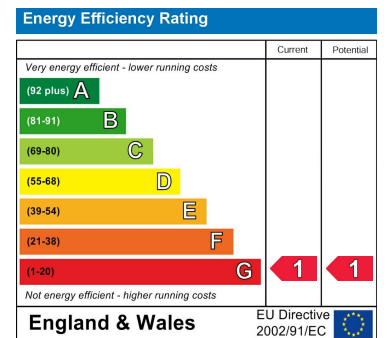
Saturday - 9.00 - 4.00

# Floor Plan

## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

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