

FOR SALE

DEVELOPMENT OPPORTUNITY

RESOLUTION TO GRANT PLANNING PERMISSION FOR UP TO 410 RESIDENTIAL UNITS
SITE OF 7.38 ACRES (2.99 HECTARES)

PRIFYSGOL
Glyndwr
Wrecsam

Wrexham
Glyndwr
UNIVERSITY

LegatOwen
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01244 408200
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Northern Quarter, Plas Coch, Glyndwr University, Wrexham LL11 2BZ

FOR SALE – DEVELOPMENT OPPORTUNITY

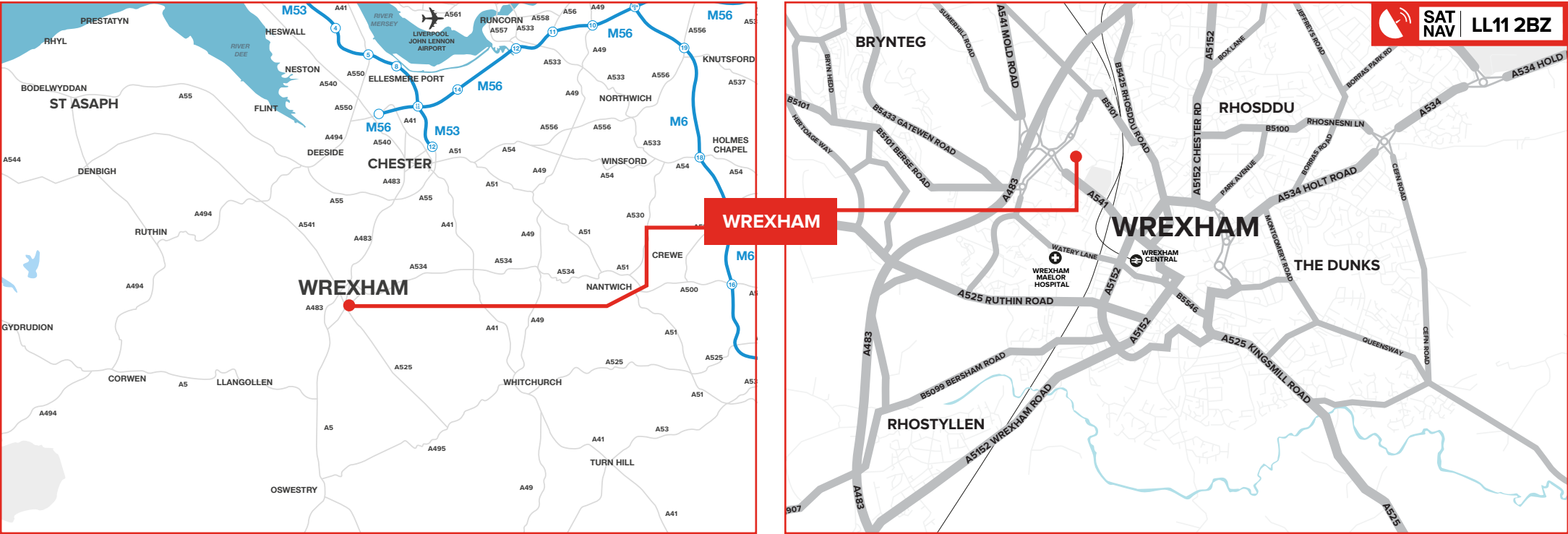
NORTHERN QUARTER, PLAS COCH, GLYNDWR UNIVERSITY, WREXHAM LL11 2BZ

LOCATION

Wrexham is the largest town in North Wales and is situated between the Welsh Mountains and the Lower Dee Valley, close to the border with England. It is the principal commercial, retail, educational and cultural centre in North Wales and is the administrative centre of the wider county borough of Wrexham.

Wrexham is situated 12 miles south of Chester and 30 miles north of Shrewsbury. The A483 Wrexham Bypass provides a dual carriageway link to the A55 North Wales Expressway. The A55 links with the M53 and M56 motorways to the north and these provide onward access to the national motorway network. Wrexham Railway Station is situated to the west of the town centre, a short walk from the site, and provides regular services to Liverpool, Manchester and London via Manchester.

The site lies close to Wrexham Maelor Hospital and the adjoining business park. Wrexham Industrial Estate lies 3 miles to the east. It extends to circa 550 hectares and is one of the largest industrial estates in Europe.



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SITUATION

The site is bounded to the South by the Glyndwr University's main campus which currently comprises the majority of the University's services including student accommodation. The site is bounded to the North by the North Wales Regional Tennis Centre and bounded to the East by the Plas Coch Sports Centre.

The site is situated adjacent to the Plas Coch Retail Park which is the largest retail park in Wrexham extending to 95,000 square feet and comprises national retail/ leisure operators including Sports Direct, TK Maxx, Currys PC World, Aldi, Sainsbury's and Argos.

The site is conveniently accessed off the B1501, adjacent to the retail park and is close to the A483 Wrexham by-pass (Junction 5) which provides access to Chester and the wider motorway network to the North. Wrexham General Station is located within walking distance to the site providing direct access to Chester (18 minutes).



*Approximate boundary shown edged red.

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DESCRIPTION

The site of which extends to 7.38 acres currently forms part of the university's student campus and comprises student accommodation and associated car parking. It is proposed within the outline planning permission that the existing student accommodation blocks are to be demolished and replaced by residential dwellings.

PLANNING

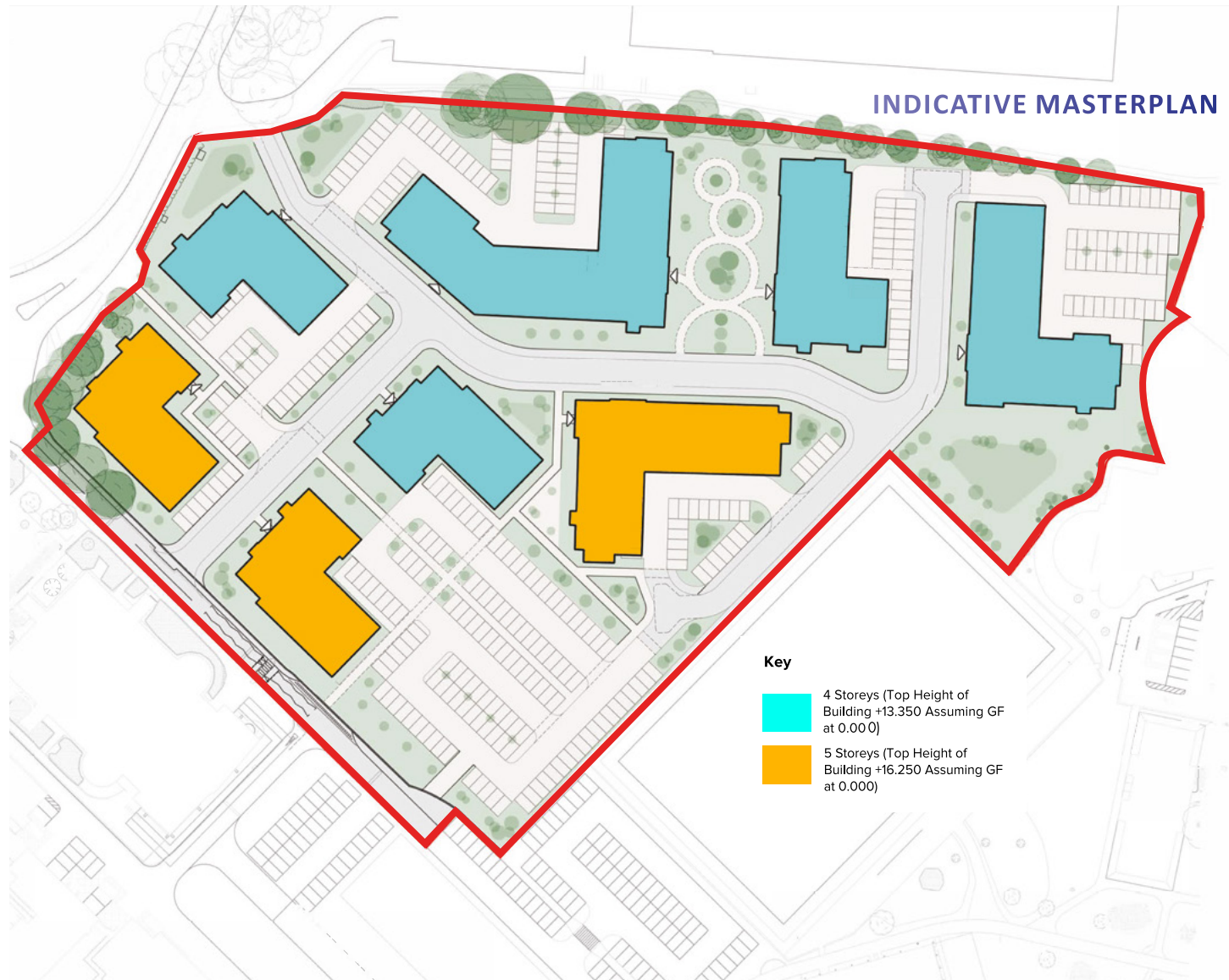
Wrexham Borough Council have resolved to grant planning permission for the demolition of the redundant student halls and construction of up to 410 residential units with access from B5101, together with car parking, site landscaping and associated infrastructure on surplus land within the overall Plas Coch Academic Campus. The granting of planning permission is conditional upon the execution of a S106 agreement.

Planning reference number : P/2018/0671

TECHNICAL INFORMATION

The following technical and background reports can be made available upon request to seriously interested parties:-

- Title plan and Register
- Report on title
- Decision Notice
- Ecological survey
- Flood Consequence report
- Proposed Plans
- Design & Access Statements
- Utilities Report
- Landscape Design Statement
- Highways Report
- Transport Assessment
- Tree Surveys



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TENURE

Freehold.

TERMS

The site is available for sale by way of Informal Tender, please formally register your interest with the sole agents Legat Owen.

We have been instructed to request Best Offers by 12.30 pm Monday 23rd September 2019.

Please note that our client has a preference for unconditional offers.

VAT

The sale will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs.

CAMPUS 2025 PROGRAMME



Campus 2025 is Wrexham Glyndwr University's strategy to significantly improve all areas of their campuses. Their ambition is to be the learning gateway into Wrexham and to contribute more to the local community.

Students are at the centre of their strategy and the University will enhance the student experience by providing an infrastructure that supports learning, with stimulating state-of-the-art facilities and the latest in building designs and technology to provide a sustainable and attractive future-proof campus.

All the funds generated from the sale of this site will be re-invested by the University and put towards the Campus 2025 Programme.

[Click here to download the Campus 2025 Brochure](#)

VIEWING

For further information on viewings please contact the sole agents Legat Owen:

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Stephenwade@legatowen
01244 408216

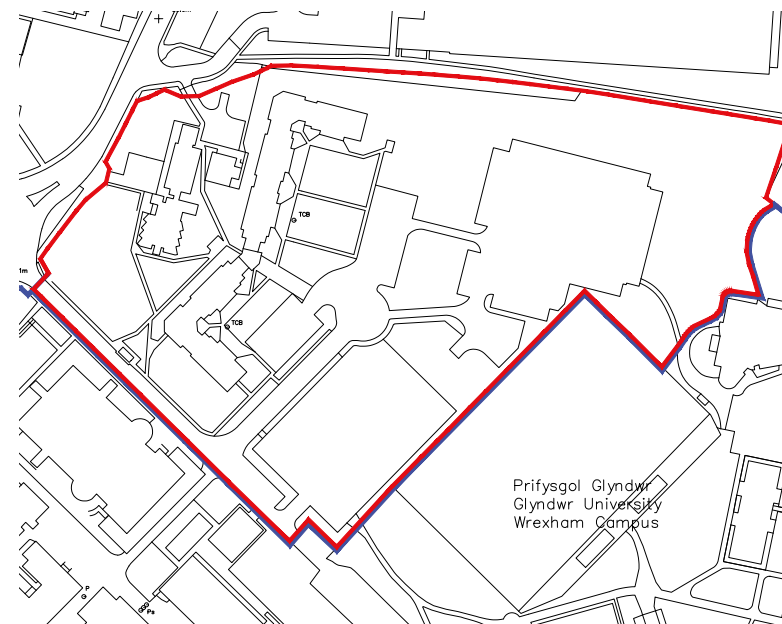
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Sold on behalf of Glyndwr University

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