

POTENTIAL DEVELOPMENT SITE FOR SALE



THE DYMOCK ARMS PENLEY, WREXHAM LL13 0LS

- **Fire Damaged Derelict Public House and Premises**
- **Parts of the Structure of 16th Century Origin**
- **Currently Listed as Grade II by Wrexham Council**
- **Possible Potential for Sensitive Development Scheme**
- **Site Area 0.75 Acres (0.303 Hectares) or thereabouts**

Offers Invited in Excess of £50,000

GENERAL NOTE

The Dymock Arms was a popular public house and restaurant which was destroyed by fire in 2011. The premises, part of which date back to the 16th Century, have been listed by Wrexham Council as Grade II on account of the elements of its original construction that were visible in its interior. These are understood to be an oak framework in trusses, retaining tie and collar beams with Queen posts.

The site has a long frontage to the A539 Overton Road, and stands at the eastern extremity of the village of Penley, adjacent to a modern housing development.

The site area is 0.75 acres and is regular in shape.

SERVICES

The property is understood to remain connected to mains services.

TENURE

The property is understood to be owned freehold and is offered for sale with vacant possession on completion.

TOWN AND COUNTRY PLANNING

An application was recently made to Wrexham Council for Listed Building Consent under Application Number MAE P/2019/0212. The proposal was to demolish the rear 20th Century extensions of the building, rebuilding the right hand section of the listed asset and refurbishing the left hand historic asset to convert into 2 dwellings.

The application was refused on the following grounds:-

Insufficient information has been submitted with the application to enable proper assessment of the impact of the proposals upon the significance of the Listed Building. The Heritage Impact Assessment does not take into account sufficient information to enable both the significance of the asset and the impact of change to be understood, proportionate both to the significance of the historic asset and the degree of change proposed. To allow the works would therefore be contrary Policy EC9 of the Wrexham Unitary Development Plan.

Site layout plans and proposed elevations can be viewed on the selling agent's website.

VIEWING

At present the property can only be viewed from the roadside as the structure is considered to be unsafe.

PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are given notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

