



**JONES
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Our Ref: CDB/ KSY
Date: 30th September 2023

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RE: Erbistock Village Hall, Erbistock, Wrexham, LL13 0DW

I refer to your recent enquiry with regard to potentially marketing the above site for some form of employment use or community facility.

As you are aware the premises have been used as a Community Village Hall since the 1970's but in recent years use of the hall has fallen off to an unsustainable level despite the vigorous efforts of the Village Hall Committee to encourage its use. Prior to its closure in October 2017, the only users of the hall were the Women's Institute who met at the premises for one evening every two to three weeks. Clearly there is no demand for a community facility in the village.

The site occupies a rural location within the Hamlet of Erbistock which has a relatively poor highway infrastructure and no public bus service. I do not consider that marketing the site for commercial or employment use would be viable and from our experience of marketing other rural sites for employment use in the locality, we have found that there is no demand.

This is further evidenced by the fact that there are far more suitable sites/premises available for employment or commercial use which are supported by a good highway infrastructure and are more readily accessible in the villages of Overton on Dee, Bangor on Dee and Ruabon. There is also a large community hall in Overton on Dee, a distance of some 2 miles, which offers much better facilities and is available for local community use.

I trust the above is adequate for your purposes but should you need any further information then please do not hesitate to contact me.

Yours Sincerely

Colin Brereton B.Sc MRICS
For and on Behalf of Jones Peckover.

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