

Susan Davies

From: Philip Forster
Sent: 05 April 2016 15:22
To: planning_admin
Subject: FW: THE ORCHARDS STATION ROAD OVERTON
Attachments: image001.jpg; P_2015_0455_letter.pdf

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Consultation response P/2015/0455

From: Maureen Lee
Sent: 21 October 2015 16:51
To: Philip Forster
Subject: FW: THE ORCHARDS STATION ROAD OVERTON

Hi Phil,

I have now received a reply from Grwp Cynefin regarding the above property.

As you can see they have looked at the list of applicants that would meet the criteria but affordability would be an issue. Even at 80% of the market value as suggested would exceed the capabilities of the applicants on the our register to secure a suitable mortgage.

It's a shame that we don't get a commuted sum of the difference between affordable and open market value upon sale but I suppose this is an early 106 which didn't allow for something like this at the time.

I therefore confirm that we do not have any suitable candidates for the property.

Are you able to inform Mrs Price-Jones? or did you want me to contact her.

Regards

Mo

From: Gwenan Jones [<mailto:Gwenan.Jones@grwpcynefin.org>]

Sent: 21 October 2015 14:33

To: Maureen Lee

Cc: Gerwyn Lloyd

Subject: FW: THE ORCHARDS STATION ROAD OVERTON

Dear Mo

Have looked at the Wrexham affordable Home Ownership Register, and whilst there are a couple of applications that have registered for Overton, Bangor on Dee and Worthenbury, they are not able to afford to purchase this property

There is one applicant who based on mortgage availability and deposit could afford up to £135,000, her 1st choice area is Worthenbury – we could contact that person to inform her about the property. Please confirm if you want us to do so.

Regards

Gwenan



Gwenan Jones
Rheolwr Cartrefi Fforddiadwy
Affordable Homes Manager

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Cyfryngau Cymdeithasol/Social Media
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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Write to me in Welsh or English
grwpcynefin.org

Mwy na thai • More than housing



Enillydd : Gwobrau Tai y DU 2015

Mae Grŵp Cynefin yn gymdeithas dai elusennol a gofrestrwyd o dan y Ddeddf Cymdeithasau Cydweithredol a Budd Cymunedol 2014. Awdurdodir a rheoleiddir Grŵp Cynefin gan yr Awdurdod Ymddygiad Ariannol - Swyddfa Gofrestredig : Ty Silyn, Penygroes, Caernarfon, LL54 6LY.

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From: Maureen Lee [<mailto:Maureen.Lee@wrexham.gov.uk>]
Sent: 14 October 2015 12:35
To: Affordable Homes / Tai Fforddiadwy
Cc: Gwenan Jones; Gerwyn Lloyd
Subject: THE ORCHARDS STATION ROAD OVERTON

Dear All,

The above property was given planning permission in the past with a condition that the occupier is an agricultural or forestry worker within the locality.

The property is now on the market and the owners wish to remove the Planning Condition by giving evidence that there is no need or requirement for such a property for affordable housing needs.

The property is obviously very expensive and planning have suggested a reduction. We do need however to evidence that our register does or does not have anyone in Overton or the surrounding areas that would meet the criteria and could afford this property to enable them to work / live in the area.

Are you able to check the affordable housing register for anyone who may fit the criteria or are you aware of any rural enterprises in the locality who could be informed of this opportunity.

As you will see from the attached letter, the sellers have a number of conditions to meet before planning will remove the condition from the property. One is that they have advertised for 12 months minimum. They have only had the property on the market for 6 months. Are you able to put the property on your website if I get the full details ?

Let me know if you need further details at this point.

Many thanks

Mo

Maureen Lee, FdSc, CIHCM, AMinstILM
Housing Development Project Manager \ Rheolwr Prosiectau Datblygu Tai

 **Tel 01978 315574**

 **Wrexham County Borough Council, Housing and Public Protection, Ruthin Road, Wrexham LL13 7TU**

 **Cyngor Bwrdeistref Sirol Wrecsam ,Tai a Diogelu'r Cyhoedd, Ffordd Rhuthun, Wrecsam LL13 7TU**



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