

***A MODERN DETACHED BUNGALOW STANDING IN GROUNDS EXTENDING
TO APPROXIMATELY 1.5 ACRES OR THEREABOUTS***

***(SUBJECT TO AN AGRICULTURAL/HORTICULTURAL OCCUPATION
RESTRICTION)***

KNOWN AS

**“LONG MEADOW”,
HUGMORE LANE,
LLANYPWLL,
NEAR WREXHAM.**



The property, which was constructed in 1988, is situated in the hamlet of Llanypwll, standing well back from the roadway, and just off the A534 Wrexham/Holt Road. A wide range of shops, both Primary & Secondary Schools, and other social amenities are available in Wrexham – a distance of approximately 2.5 miles and the area is also within easy daily commuting distance of Chester, Merseyside, and Greater Manchester.

DIRECTIONS: Leave Wrexham on the A534 Holt Road for approximately two miles or so eventually turning right (signposted Wrexham Industrial Estate) at the traffic lights, when “Long Meadow” is the second property on the right hand side.

CONSTRUCTED in a traditional style with sand-faced brick elevations beneath a tiled roof.

Continued Over /

Price
Guide

£150,000

Viewing

PRIOR APPT WITH AGENTS

THE ACCOMMODATION (with approximate room dimensions) **comprises :-**

ENTRANCE HALL 13'7" x 6'10" (4.14m x 2.08m) with single panel radiator. Artex ceiling. Power point.

LOUNGE 19'5" x 14'7" (5.91m x 4.44m) with feature stone faced "floor to ceiling" fire surround having inset display recess, side television/display plinths with inset planter and provision for coal fire. Double panel radiator. Wiring for four wall-lights. Double glazed sliding patio door and three other double glazed windows. Coved and artex ceiling. Eight power points and television point.

KITCHEN/BREAKFAST ROOM 14'8" x 14'6" (4.47m x 4.42m) with extensive range of wood-capped laminate units including twin-bowl single drainer sink unit with mixer tap attachment, base units of cupboards and drawers with working surface and matching suspended wall cupboards with end display shelves. Peninsula unit with end display shelf and built-in electric cooker with four-ring hob and extractor canopy above. Ceramic tiled surround. Double panel radiator. Fluorescent light. Two double glazed windows. Artex ceiling. Nine power points.

UTILITY ROOM 8'4" x 6'8" (2.54m x 2.03m) with plumbing for washing machine. Fitted base unit with working surface and ceramic tiled surround. "Trianco" free-standing central heating boiler. Artex ceiling. Two power points.

SHOWER ROOM 5'8" x 5'6" (1.72m x 1.67m) with coloured suite of shower tray (electric shower unit), wash hand basin, w.c. and bidet. Ceramic half-tiled surround. Single panel radiator. Electric shaving point. Double glazed window.

INNER HALLWAY with built-in airing cupboard. Power point. Artex ceiling.

SNUG/MORNING ROOM 14' x 8'10" (4.26m x 2.69m) with double panel radiator. Double glazed window. Four power points. Television aerial point. Artex ceiling.

NO. 1 BEDROOM (rear) 15'7" x 11'10" (4.75m x 3.60m) with double panel radiator. Two double glazed windows. Artex ceiling. Six power points.

NO. 2 BEDROOM (front) 15'9" x 9'8" (4.80m x 2.94m) with double panel radiator. Two double glazed windows. Four power points.

BATHROOM 8'4" x 8'1" (2.54m x 2.46m) with Champagne coloured suite of twin-grip panelled bath (with mixer tap attachment), wash hand basin inset into vanity unit, shower tray, and w.c. Ceramic tiled surround. Single panel radiator. Double glazed window. Artex ceiling.

OUTSIDE

A five-bar gate and driveway with ample turning area leads to a detached **DOUBLE GARAGE** 20'8" x 19'2" (6.29m x 5.84m) internal and lean-to open fronted **Car Port**. Garden area to front, side and rear having well stocked and maintained flower and shrubbery beds, mainly enclosed by low stone surrounds, brick pavier pathways and central **Patio Area**, and other gravelled areas with shrubs and mature conifer and laurel hedges for added privacy.

To the rear of the property there is a garden pond, enclosed grassed area, and **Orchard**.

SERVICES

Mains electricity and water are connected subject to statutory regulations. Drainage is to a septic tank.. **The Central Heating** is an oil fired small bore system effected by the "Trianco" boiler situated in the Utility Room.

Please note that the services and appliances have not been tested and individual specialist reports should be obtained by prospective purchasers if so required.

TENURE: Freehold. Vacant Possession on Completion.

NOTE: PLANNING CONSENT FOR THE ERECTION OF THIS PROPERTY WAS OBTAINED SUBJECT TO A CONDITION RESTRICTING OCCUPATION OF THE PROPERTY TO PERSON/PERSONS DIRECTLY INVOLVED EITHER CURRENTLY OR PREVIOUSLY IN AGRICULTURE/HORTICULTURE. THIS RESTRICTION IS LEGALLY ENFORCEABLE AND ANY INTERESTED PARTIES SHOULD SEEK CLARIFICATION OF THEIR PARTICULAR STATUS.

These particulars were prepared following initial inspection of the property on 22.3.2000 and the descriptive comments are the opinion of Kent Jones & Company Estate Agents at that time.

HDC/P104

Kent Jones
47/49 King Street
Wrexham
LL11 1HR



Your Ref/Eich Cyf JDVJ/AS/ENQ/3322
Our Ref/Ein Cyf 5 December 2001
Date/Dyddiad David Jones
Ask for/Gofynner am 01978 292471
Direct Dial/Rhif Union
E-mail/E-bost

Dear Sirs

PROPOSED REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION AT LONG MEADOW, HUGMORE LANE, WREXHAM

I refer to my recent meeting with David Cooper in connection with the above proposal.

The Council's Chief Property Services Officer is of the opinion that in the present market an agreed sale could be reached, with the user restriction in force, for up to £135,000. On that basis the prospective asking price of £150,000 is not so unreasonably high so as to dissuade prospective qualifying purchasers from making bids at a lower sum. It is anticipated that the desirability and value of dwellings on Hugmore Lane will increase on implementation of the planned new northerly road link to the Wrexham Industrial Estate.

If the property has been on the market for 12 months then it would be open to the owner to submit a formal application to remove the occupancy condition.

I would point out, however, that Policy H6 (copy enclosed) in the adopted Wrexham Maelor Local Plan requires that the long term key worker housing need has ceased. As you are aware, the bungalow was allowed to provide security and facilitate the operation of the adjacent nursery/garden centre. This business has, however, been sold by your client who has retained ownership of the bungalow. This poses difficulties in satisfying part (a) of the policy as it would need to be demonstrated that the key worker housing need justifying the granting of the original permission no longer applies. Clearly your client could argue that the current owners have now operated the garden centre for some time without the key worker housing being available to them; and, secondly that the current owners have had the opportunity to acquire the bungalow but have not proceeded with their initial interest in purchasing. This could be said to indicate that they do not feel a key worker dwelling is essential.

Your client's decision to sell the business and the bungalow separately does therefore pose problems in satisfying Policy H6. I would suggest that unless the owners of the garden centre renew their interest in acquiring the property a formal application accompanied by a full supporting statement should be lodged.

You are advised that the above comments are those of an officer of the Council and do not commit the Council in any way with regard to the determination of any formal application which may be submitted.

Yours faithfully

J.D.V. Jones

for Chief Planning Officer

Michael C. Simkins

Director of Development Services/Cyfarwyddwr Gwasanaethau Datblygu

Economic Development/
Datblygu Economaidd

Planning Services/
Gwasanaethau Cynllunio

Property Services/
Gwasanaethau Eiddo

Transportation & Engineering/
Cludiant a Pheirianeg

The Chief Planning Officer,
Wrexham County Borough Council,
P O Box 1290,
Wrexham,
LL11 1WL.

Ref : HDC/AJ/RE/P.104

Date: 19th December 2001

Dear Sirs,

Re: Long Meadow, Hugmore Lane, Llanypwll, Near Wrexham, LL13 9YE.

We refer to our recent meeting with your Mr. David Jones in connection with the above property and now enclose herewith completed Application Form requesting the removal of the "Agricultural/Horticultural Occupancy Condition" attached thereto. We also enclose cheque in the sum of £95.00 being the appropriate planning fee in this instance.

You may recall that the original Planning Consent for the erection of the bungalow was granted in 1987 in order that Mr. & Mrs. Cartwright could live adjacent to their Nursery business for essential purposes. Unfortunately, as a result of illness, Mr. Cartwright became unable to run the business and this was in fact sold to a third party in 1997. Mr. & Mrs. Cartwright continued to occupy the bungalow thereafter in the hope that the new owners of the business would eventually purchase the dwelling but this proposal did not happen and therefore in March 2000 it was decided to try and find a purchaser for the bungalow on the open market; sales particulars were prepared and circulated, a for-sale board erected on the Hugmore Lane frontage and general press advertising undertaken, with an asking price of £150,000 being quoted. Since that time only five "viewings" have been generated, none of which progressed any further, and although the new owners of the business indicated once again an interest in purchasing the dwelling in May 2001, this proved unsuccessful and finally in October 2001 we were advised that they had no further interest in the bungalow.

In the circumstances, and since Mr. Cartwright's operation, which has resulted in his being unable to maintain a property with that amount of land attached to it, it has been decided to submit an application to the Local Authority requesting consideration for the removal of the Agricultural/Horticultural Occupancy Condition in order that the property may appeal to a wider section of the general public. We would contend that the bungalow, now established in its present position, is not an unnecessary intrusion into the countryside and is in our opinion more an "in-fill" between "Holly Grove" and the nearby adjoining Local Authority houses; furthermore, with construction of the new link road to the Wrexham Industrial Estate imminent, Hugmore Lane itself will become a much quieter and less used thoroughfare, thereby reducing

any possible objections on highway grounds - notwithstanding the fact that the existing access has been utilised for some 14 years or so. It is evident that the property is no longer required in connection with the Horticultural Garden Nursery business and as such we would request that the application be given your favourable consideration. You will also be aware that your Valuation Officer, Mr. David James, has already visited "Long Meadow" and we understand his opinion has been made known to you.

For the record, the property has been advertised locally in the Wrexham Leader Group of Newspapers on the 27th April 2000, 5th May 2000, 16th June 2000, 30th June 2000, 28th July 2000, 8th September 2000, 20th October 2000, 8th December 2000, 16th February 2001, 27th April 2001, 12th October 2001 and the 9th November 2001 and in addition has appeared throughout this period on the internet under www.homesonview.co.uk; more than £350.00 has already been expended in promoting the property on the open market.

Should you require any further information or wish to discuss the matter in more detail, please do not hesitate to contact the writer.

Yours faithfully,

H.D. COOPER.
KENT JONES AND COMPANY.

Enc.