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Paul Norman
Hatrick Properties
Bryn Cottage
Knolton Bryn
Wrexham
LL13 0LF

Date: 18 May 2017
Our Ref: JL/JW
Your Ref:
Email: jameslutton@legatowen.co.uk
Direct Line: 01244 408244

By e-mail only

Dear Paul,

RE: Wynnstay Technology Park, Ruabon

I refer to our telephone conversation yesterday in respect of the above and as discussed, Legat Owen have been aware of this employment site for circa 15 years having previously been involved in a planning appeal.

We have made prospective purchasers aware of the development opportunity, but unfortunately during this time we have been unable to attract any interest in the site and remain concerned about the viability of development employment on the site, driven mainly by the lack of demand.

We are also aware of 2 acre commercial site in Acrefair which has been marketed by Preston O'Herlihy for at least the last 2 years (on behalf of Air Products) where they have not been able to secure any commercial interest and Legat Owen have now been appointed to market the site. This is symptomatic of current market conditions in the area. Demand for employment is focused around the Wrexham Industrial Estate and it is a very sale to occupiers to convince them of the merits of moving to Ruabon.

We understand the site has also been actively promoted by N.S. Holdings Limited who were advised by us, however, together we have failed to generate any meaningful interest in the site.

There are significant new sites coming forward in the immediate facility with the major employment/residential site being promoted by Carter Jonas with much more presence and would be better suited to occupier needs.

I trust this helps but do let me know if you need to discuss in any more detail.

Yours sincerely



JAMES LUTTON BSc (HONS) MRICS



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