

Mr M Gilbert
Planning Consultancy
Bridge Farm
Malpas
Cheshire
SY14 7LN

Date: 21st December 2015

Our Ref: SCW/JW

Your Ref:

Email: stephenwade@legatowen.co.uk

Direct Line: 01244 408 216

Dear Mr Gilbert,

RE: App Chem House, Hugmore Lane, Llan-Y-Pwll, Wrexham, LL13 9YE

In accordance with your request, I am now setting out below a resume of the marketing undertaken in relation to App Chem House by Legat Owen since we were instructed to market the property in October 2013.

1.0 Location/Situation

The premises are located in Hugmore Lane to the north of Wrexham Industrial Estate. The A534 (Wrexham Road) is approximately half a mile to the north. Wrexham town centre is approximately 3 miles to the west and Chester is approximately 30 miles to north.

The approximate location of the property is more particularly identified on the attached Ordnance Survey extract (Appendix 1).

2.0 Description

The property comprises former agricultural buildings which have been more latterly adapted and extended so as to create laboratory and warehouse accommodation for the current occupier.

The total gross internal floor area extends to 2,024 sq m (21,779 sq ft) and the property is situated on a site of 0.62 hectares (1.53 acres).

The nature of the property is more particularly illustrated in the attached marketing particulars (Appendix 2).

Directors: Peter D Johnston FRICS, Stephen C Wade BSc (Hons) MRICS, Susan Wigfield

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Associates: Mark R Diaper BSc (Hons) MRICS, Sarah C McCune BSc (Hons) MRICS, Natalie L Tansey BA (Hons) MSc MRICS, Sam Tarjormani MRICS,

Andrew T Butler BSc (Hons) MRICS, Karen E Kilcourse

Consultants: Peter R Owen FRICS, Neil Lamont, Susan E Harris BSc (Hons) FRICS

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Facilities & Property
Management Department

Regulated by RICS

3.0 Building Condition

Whilst superficially the property appears to be in reasonable condition, its age, nature and configuration as such that it requires the benefit of an ongoing maintenance programme to ensure that the fabric of the building remains wind and water tight.

The double bay warehouse accommodation is not insulated and as a consequence does not meet the requirements of most occupiers in the market.

The laboratory accommodation is dated in appearance and ideally requires the benefit of a comprehensive programme of refurbishment works.

The property originally formed part of Holt Lodge Farm. Part of the subject property comprises a Grade II Listed 2 storey brick built barn with a slate roof. The barn is used in part at ground floor having been integrated into the laboratory accommodation. The accommodation at first floor has not been used for some time and is in poor condition.

4.0 Tenure

The property is held freehold.

5.0 Accommodation

The property provides the following gross internal floor area:-

Building - 2,024 sq m (21,779 sq ft)

Site - 0.62 hectares (1.53 acres)

6.0 Marketing

Prior to Legat Owen's appointment the property was marketed by the Liverpool office of Jones Lang LaSalle, an international firm of property consultants for approximately 2 years. They were unsuccessful in their attempts to sell the property and Legat Owen was appointed in their place in October 2013.

Our marketing activities included:-

Marketing boards – Marketing boards were erected on the property announcing the availability of the accommodation for sale.

Marketing particulars – a copy of our marketing particulars are attached (Appendix 3).

Mailing – The property was mailed regularly to the network of commercial agents and occupiers looking for a freehold opportunity of this nature.

Local Authority Liaison – Details were provided to both Wrexham County Borough Council Economic Development department and Welsh Government for circulation through their databases.

Internet Advertising - The property was listed on the Legat Owen website and other free to market websites including one of the leading commercial property portals Zoopla Commercial.

Enquiries - We did generate enquiries for the property from time to time but the majority of the interest we received was for the redevelopment of the site with residential dwellings and was therefore conditional upon the grant of planning permission.

7.0 Key Considerations

There are a number of factors which limit the commercial potential of the site. These include:-

1. Wrexham Industrial Estate Link Road – Historically, Hugmore Lane has one of the principal routes connecting Wrexham Industrial Estate to Wrexham and the A483. The completion of the new £35 million link road has effectively bypassed Hugmore Lane and severed its direct connectivity to Wrexham Industrial Estate. HGV traffic is deliberately directed away from Hugmore Lane, towards the new link road.

This has fundamentally changed the character and appearance of Hugmore Lane in so far that it now only serves the residential properties situated on Hugmore Lane itself and the adjoining Francis Lane.

Hugmore Lane is now very much residential in nature.

2. Age and Nature of the buildings – The building on site originally formed part of Holt Lodge Farm and was originally of a design and construction that was agricultural in nature. The building has been adapted over the years to meet the demands of a commercial occupier but the age, nature and the fabric of the building is such that it will require the benefit of a regular maintenance programme to ensure that it remains capable of occupation by a commercial user.
3. Proximity to Adjoining Residential Occupier - The adjoining Holt Lodge Farm is Grade 2 listed and part of the subject site incorporates a listed brick built barn that also fronts the courtyard of Holt Lodge Farm. The interrelationship of Holt Lodge Farm and the subject property do limit the commercial potential of the subject property.

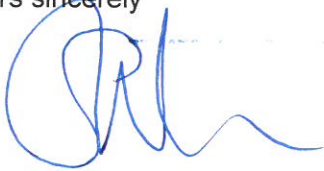
8.0 Summary

Despite being on the market for over 4 years through both Jones Lang LaSalle and Legat Owen the property remains fully available.

Given the lack of commercial potential for the site and the changing character of Hugmore Lane this is unlikely to change in the near term.

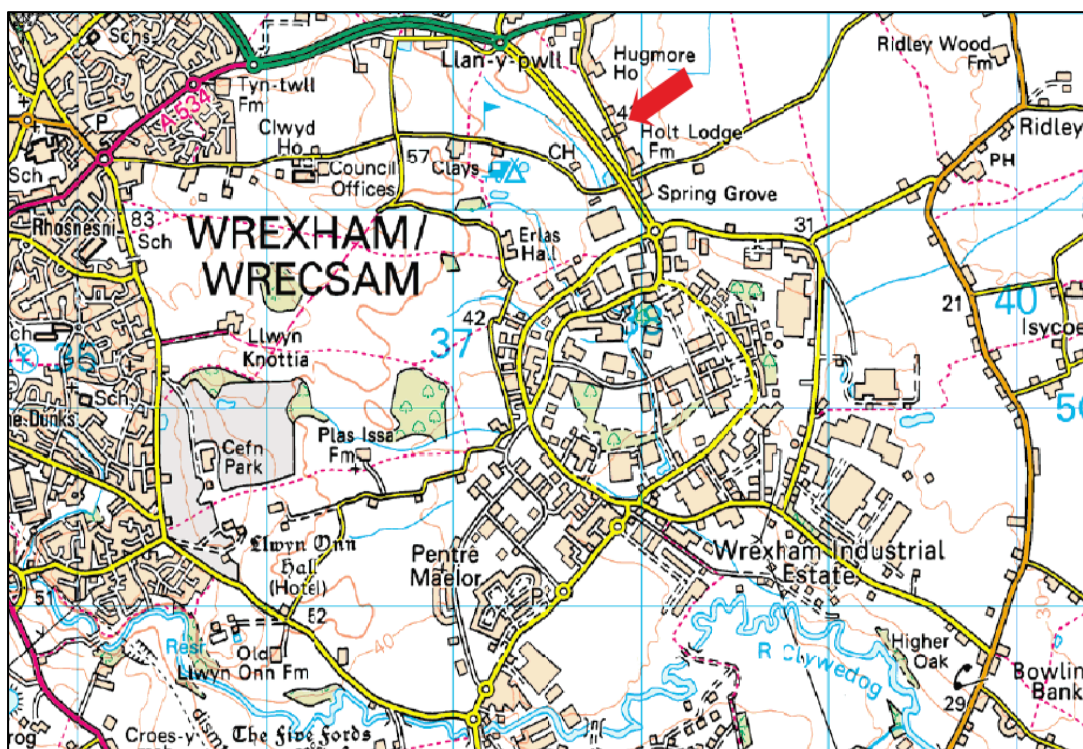
It is therefore my recommendation that you give consideration to the potential for the redevelopment of the site for alternative use.

Yours sincerely



STEPHEN C WADE BSc (Hons) MRICS

Appendix 1



Appendix 2





FOR SALE

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



APP CHEM HOUSE, HUGMORE LANE, LLAN-Y-PWLL, WREXHAM, LL13 9YE

SELF CONTAINED
INDUSTRIAL/LABORATORY/OFFICES

21,779 SQ FT

(2,024 SQ M)

ON A SITE OF 1.53 ACRES





DESCRIPTION

The premises comprise warehouse/laboratory/office accommodation. Open land surrounds the site interspersed with low density residential, agricultural and employment development on the Hugmore Lane frontage.

Externally, there is a small forecourt to the front of the property. The property benefits from a large car park to the rear for approximately 30 cars.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and calculate the gross internal floor area to be.

Offices/Lab	7,943 sq ft	738.00 sq m
Higher Bay	2,259 sq ft	209.96 sq m
Mezzanine 1	137 sq ft	12.80 sq m
Mezzanine 2	2,890 sq ft	268.52 sq m
Ground Floor	4,331 sq ft	402.40 sq m
First Floor	4,219 sq ft	293.00 sq m

Total **21,779 sq ft** **2,024 sq m**

Site Area 1.53 acres 0.62 hectares

PLANNING

All enquiries should be made to Wrexham County Borough Council 01978 292000.

TENURE

The property is offered For Sale freehold.

PRICE

Offers in the region of £350,000 are sought for the benefit of the freehold interest.

RATEABLE VALUE

According to the VOA web site the property has a rateable value of: £44,000.

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs.

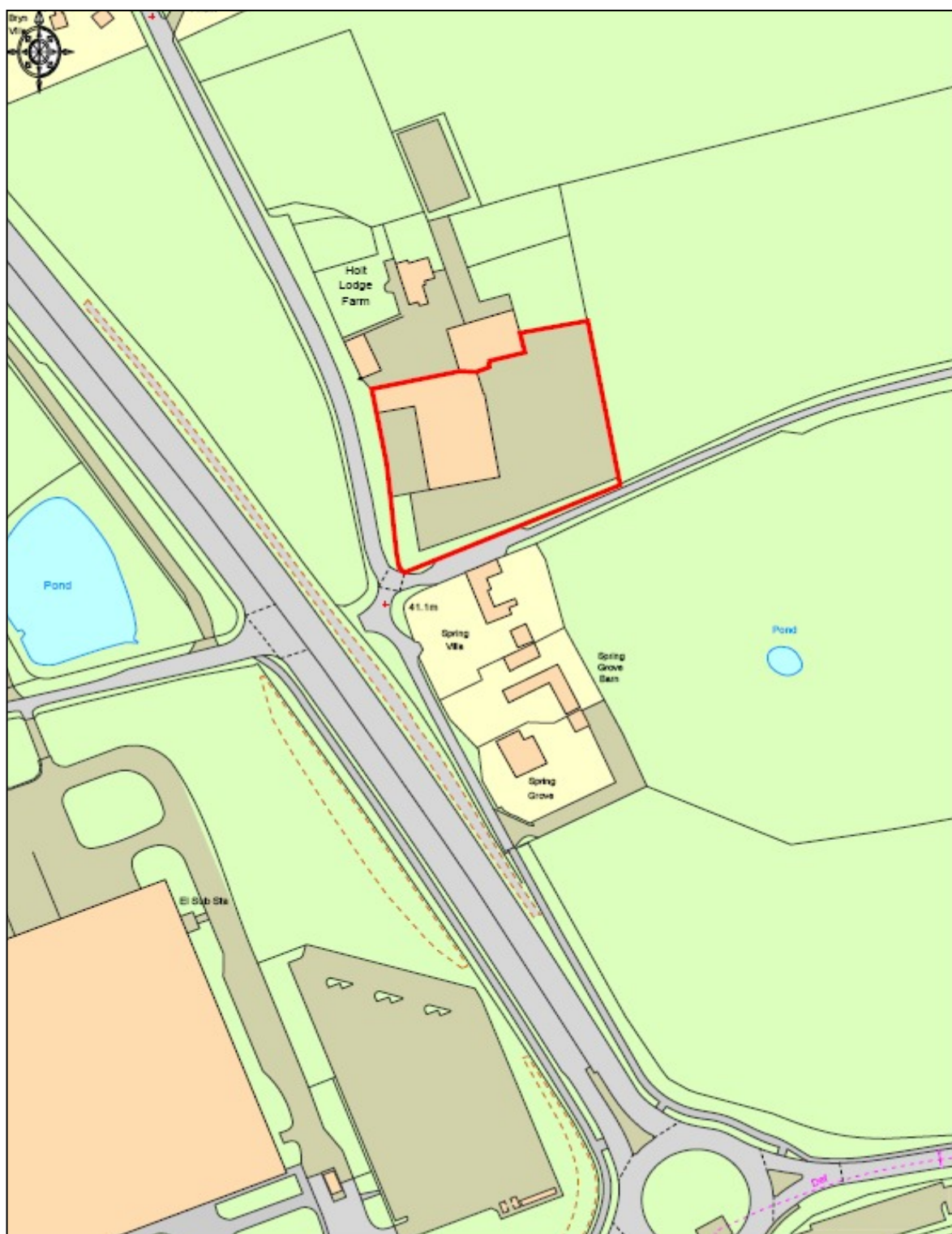
VIEWINGS

Strictly by prior appointment with the sole agents
Legat Owen:-

Stephen Wade scw@legatowen.co.uk
Mark Diaper markdiaper@legatowen.co.uk

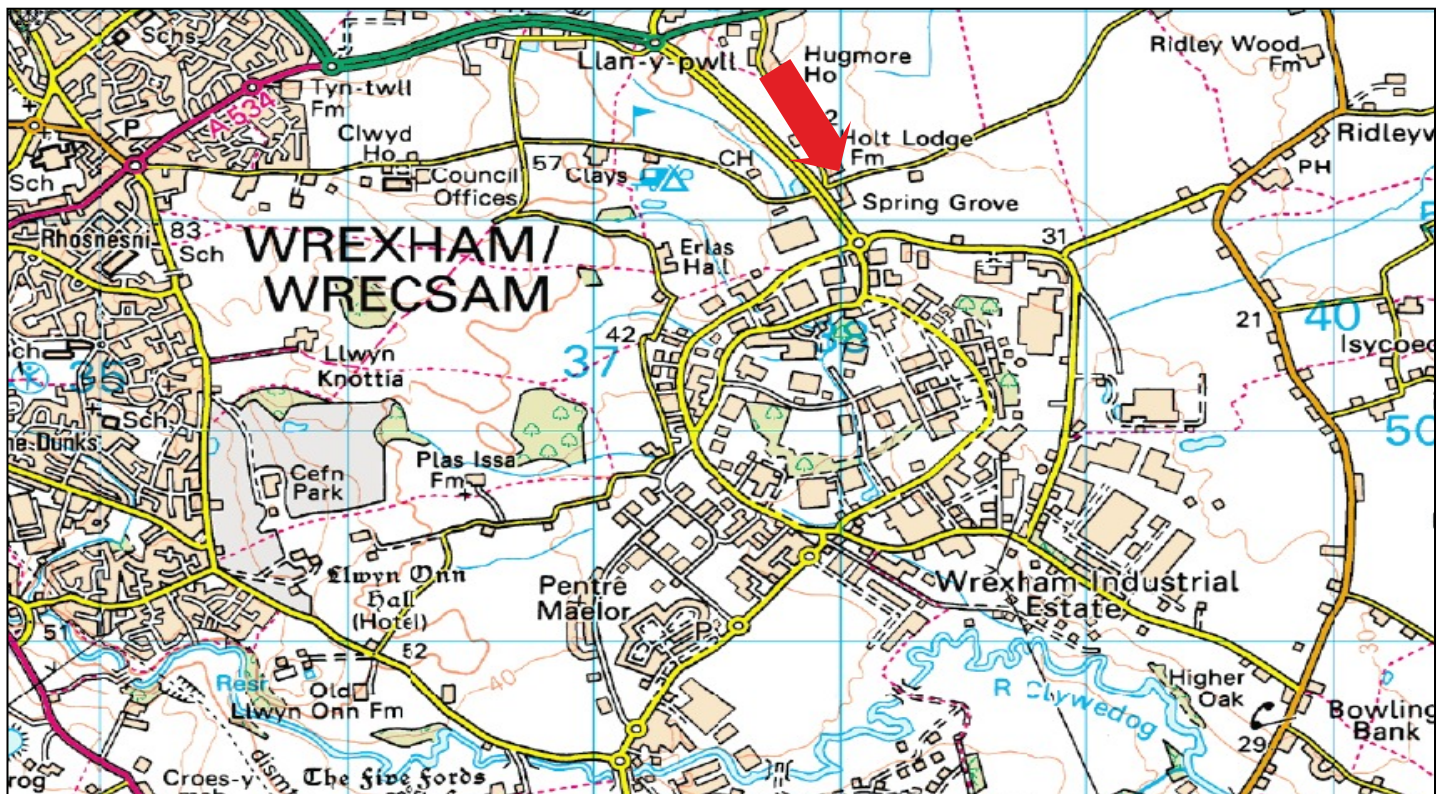
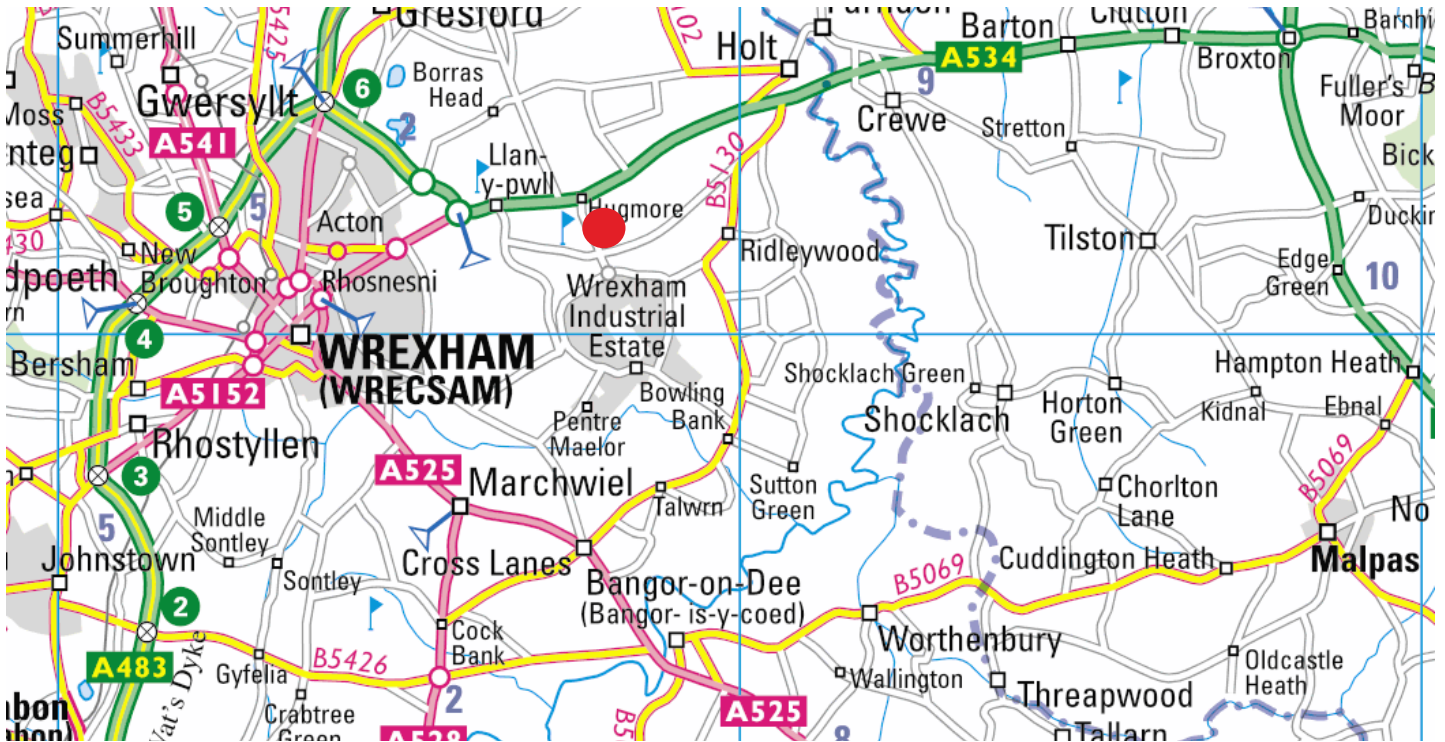
ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of preparation.



LOCATION

The premises are located in Hugmore Lane to the north of Wrexham Industrial Estate. The A534 (Wrexham Road) is approximately half a mile to the north. Wrexham town centre is approx 3 miles to the west and Chester is approx 13 miles to the north.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.