

KEY

Accommodation & Parking Schedule.

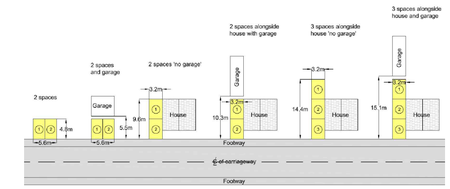
REF	BEDS	SQ FT	QTY	TOTAL	TYPE	PARKING SPACES / TYPE	TOTAL SPACES
A	2	780	17	13260	2 BED SEMI	2	34
B	3	935	11	10285	3 BED SEMI	3	33
C	3	1040	5	5200	4 BED DETACHED	3	15
D	4	1175	3	3525	4 BED DETACHED	3	9
E	4	1315	2	2630	4 BED DETACHED	3	6
F	4	1340	1	1340	4 BED DETACHED	3	3
		TOTAL	39	36240			100

Units / Net/ Hectare / Acre	31 / 12
Gross area	1.72 hectares / 4.26 acres
POS area	0.41 hectares / 1.01 acres
Undevelopable area	0.06 hectares / 0.15 acres
Net area	1.24 hectares / 3.10 acres

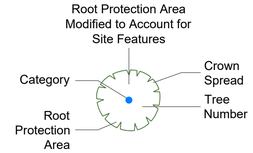
Adopted Highway & Greenspace

- Carriageway & Junction- 5.5m wide
- Verges & Park min 0.3m width
- Suds
- Pavement - 2m wide
- Dwelling
- Affordable dwelling
- Shared Pedestrian & Cycleway - 3m wide
- Bin Collection Point
- Acoustic Fence
- Private Driveway

Wrexham Council Parking & Driveway Requirements

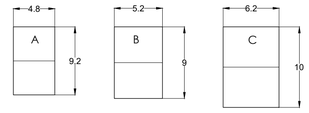


Tree Survey Legend.



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Position Approximate (not shown on original survey)
- Tree Proposed for Removal

Typical Property Sizes.



2 Bed | 3 Bed | 4 Bed

* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX
(9.7m GROUND TO RIDGE LEVEL)
DIMENSIONS SHOWN HAVE A DEVIATION OF +/- 3m

CYCLE PARKING WITHIN GARAGES & DWELLINGS

Parkinson Inc.
Urban design & masterplanning

FIRST FLOOR, 5 UNION COURT, LIVERPOOL L2 5SJ
T: 07970 686302 E: ian@parkinsoninc.co.uk
www.parkinsoninc.co.uk

PROJECT
LAND OFF WREXHAM ROAD, HOLT

CLIENT
PRIDDING FARMING PARTNERSHIP

DRAWING TITLE
SITE PLAN

SCALE	1:500 @ A1	PROJECT REF: Plnc 100/83 Holt Pridding
DATE	06:07:2026	DRAWING REF: Plnc 100_82_SP 01C
CHECKED	IP	