



FOR SALE

Former Rossett Clinic, Chapel Lane, Rossett, Wrexham, LL12 0EE

Former Surgery with potential residential development opportunity

Plot A: 0.024 ha (0.056 acres)

Plot B: 1,985 sq ft (184.34 sq m) clinic, on a site of 0.091 ha (0.224 acres)

LegatOwen
CHARTERED SURVEYORS

Location

The property is located in the Welsh village of Rossett which lies approximately mid-way between Wrexham and Chester, close to the Wales/England border. Rossett has excellent commuter connections by car and bus to both city centres and lies only 1 mile from the Rossett Interchange of the A483 trunk road which adjoins the A55 North Wales Expressway just south of Chester.

The subject property is located in a residential area within easy walking distance of Rossett's local amenities which include both primary and secondary schooling, a Co-op, doctors surgery, pharmacy and public house. Plot A is accessible off Chapel Lane and if sold separately, Plot B would have a new access off School Lane, subject to obtaining planning.

Description

The property comprises two plots of land set within the former Rossett Clinic site and its adjoining car park, which are available for sale individually or together.

Plot A comprises a smaller plot which extends to circa 0.056 acres (0.024 ha) which will retain the existing access directly off Chapel Lane and may be suitable for residential development, subject to obtaining the necessary planning consents.

Plot B is the larger site, extending to 0.224 acres (0.091 ha) and comprises the former clinic building and garden grounds which may also be suitable for residential development subject to planning. Any scheme would have to incorporate a new access directly from the B5445 Chester Road. The former clinic building itself has been vacant for some time and is a timber frame structure extending to 184.34 sq m (1,985 sq ft) and internal accommodation comprises a main lobby/waiting area, various doctors' rooms/ surgeries, toilets and kitchen.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Ground Floor Total	184.34	1,985
Plot A Site Area	0.024 hectares / 0.056 acres	
Plot B Site Area	0.091 hectares / 0.224 acres	





Tenure

Freehold.

Development Opportunity

There is potential residential development opportunity subject to obtaining the necessary planning consents.

Guide Price

Plot A: This plot is offered for sale at Offers Over £80,000.

Plot B: This plot is offered for sale at Offers Over £325,000.

Method of Sale

The property is offered for sale by private treaty.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Energy Performance Certificate

The property has an EPC rating of E.

Legal Costs

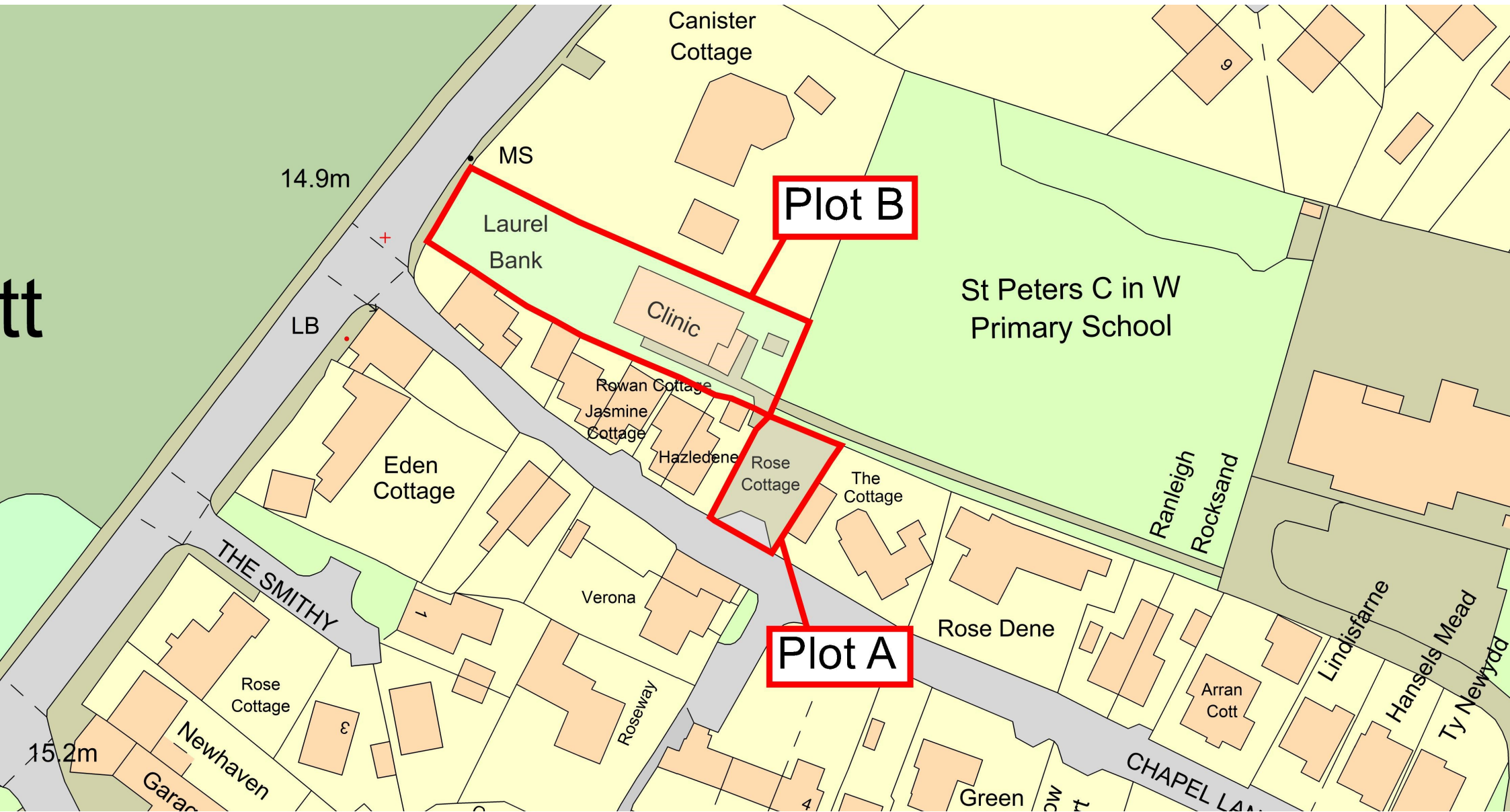
Each party is responsible for their own legal costs.

VAT

VAT is not payable on either plots.

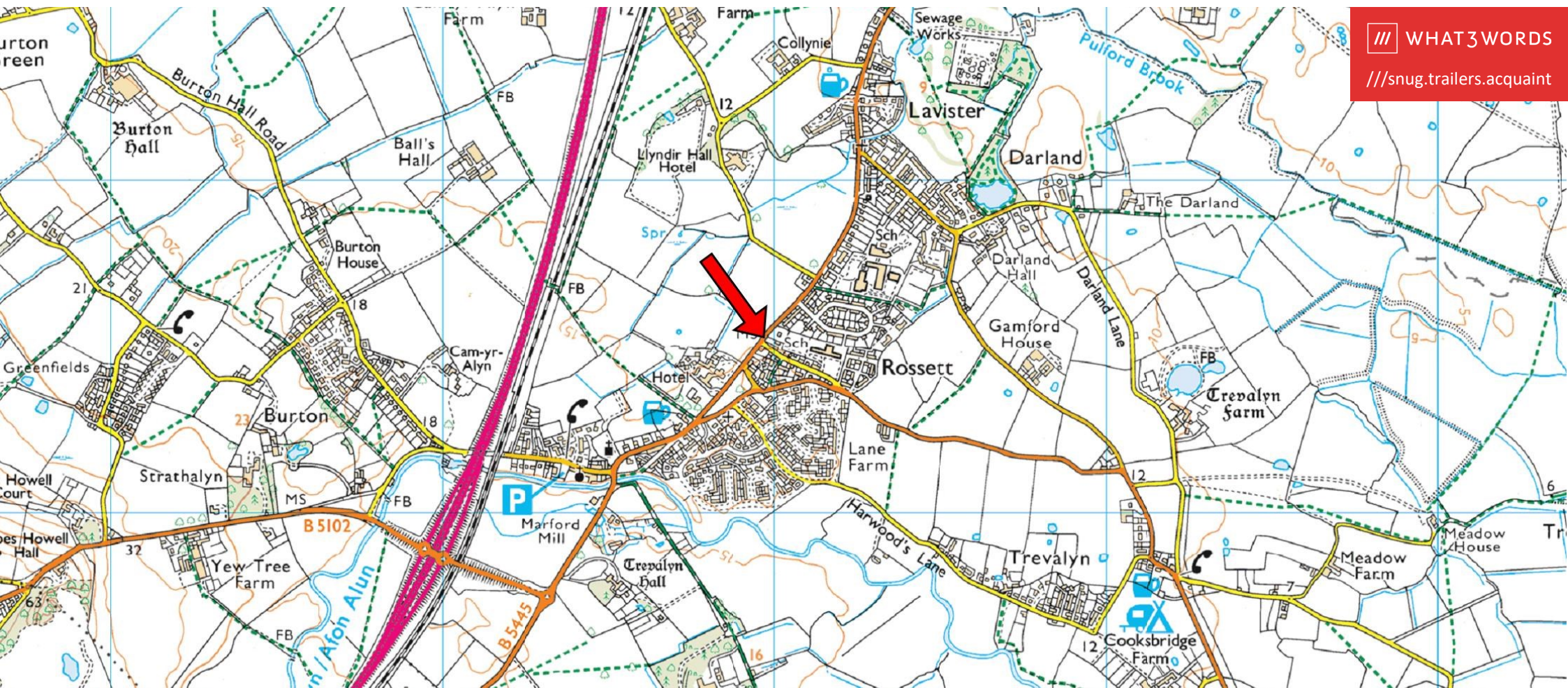
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



Location

The property is located in the Welsh village of Rossett which lies approximately mid-way between Wrexham and Chester, close to the Wales / England border. Rossett has excellent commuter connections by car and bus to both city centres and lies only 1 mile from the Rossett Interchange of the A483 trunk road which adjoins the A55 North Wales Expressway just south of Chester.



WHAT3WORDS
///snug.trailers.acquaint



Contact:



Laura Bell McMillan
07908 102074
laurabellmcmillan@legatowen.co.uk



Hannah Baker
07708 714627
hannahbaker@legatowen.co.uk

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 give 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.
DATE PREPARED: **January 2025**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk