



# 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 Chester Road, 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
<b>Ground Floor Total</b>	<b>184.34</b>	<b>1,985</b>
<b>Plot A Site Area</b>	<b>0.024 hectares / 0.056 acres</b>	
<b>Plot B Site Area</b>	<b>0.091 hectares / 0.224 acres</b>	







## 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 £295,000.

## 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

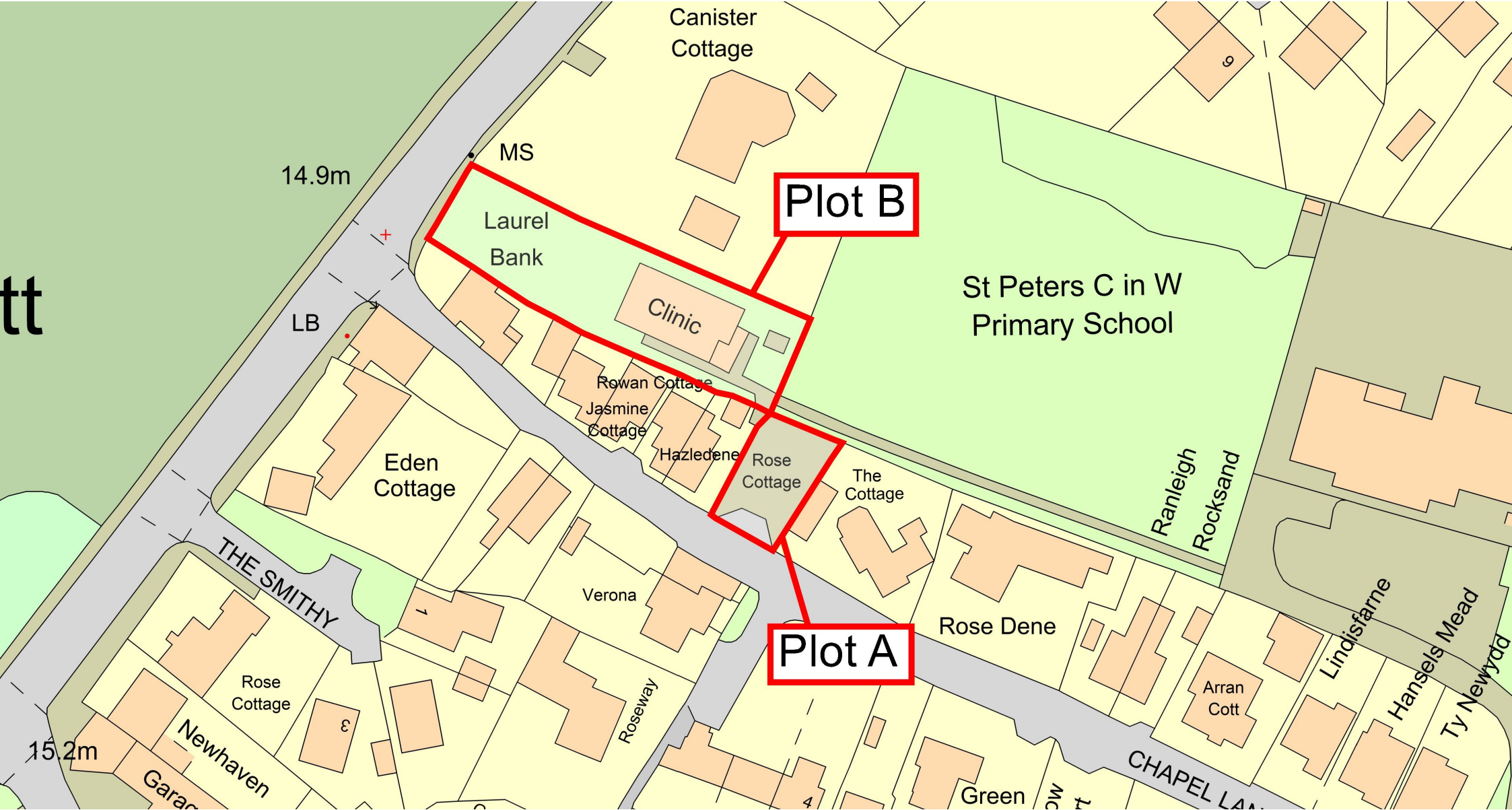
Each party is responsible for their own legal costs.

## VAT

VAT is not payable on either plots.

## Anti-Money Laundering Regulations

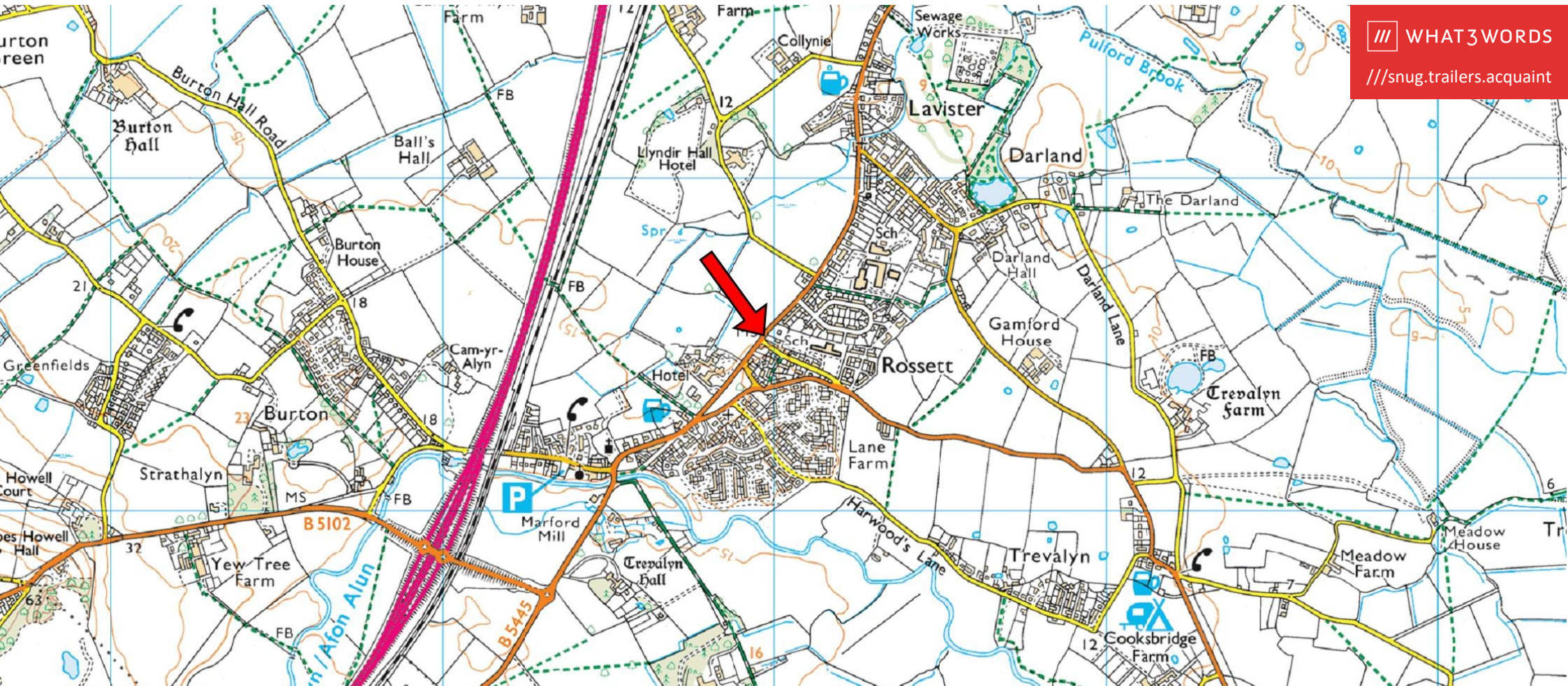
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).





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## Contact:



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DATE PREPARED: **January 2025**

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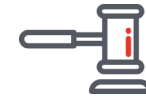
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