



## SIGNIFICANT MIXED USE DEVELOPMENT OPPORTUNITY

Mixed use development site near Wrexham, North Wales with **outline planning permission** for a scheme comprising **319 new dwellings, a new business park and a mix of other commercial opportunities.**

---

## **A significant mixed use development opportunity covering approximately 62 acres (25 hectares) with outline planning permission for a village extension of 319 new residential dwellings, a new business park and a mix of other commercial opportunities.**

### **Available as a whole or in three lots.**

#### **LOCATION**

Ruabon is located just west of the Welsh border, approximately 5 miles to the south of Wrexham. It benefits from excellent transport links with direct main line train services to Chester, Shrewsbury and Birmingham. The train station is less than half a mile from the development site. The closest access to the national motorway network is the M53 at Chester, approximately 25 miles north.

The village provides some local shopping facilities. It has two primary schools, St Mary's Church in Wales and Ysgol Maes-y-llan County Primary School.

Ruabon is a historic village with iron, coal and clay deposits placing an industrial emphasis on the area's past. Substantial remains of Offa's Dyke, a late 8th century earth work defining the historic boundary between England and Wales, can be seen on the western outskirts of the village.

The main shopping provisions are found in the thriving retail centre at Broughton (A483/A55) near Chester as well as Wrexham where amenities include national multiples, independent retailers and restaurants.

Wrexham benefits from a large employment base including the 69 hectare Wrexham industrial estate and the active development of a new prison. Chester business park is also 15 minutes to the north via the A483 and provides a wide range of employment opportunities.

#### **THE PROPERTY**

The property extends to approximately 62 acres (25 hectares) of open agricultural land predominantly in arable use that slopes gently from north to south.

- The northern boundary straddles the southern edge of Ruabon, formed by the A539, and is enclosed by planting.
- The eastern boundary lies to the west of A483 and a caravan park.
- The southern boundary is defined by a Ha-Ha and fence with an open aspect over neighbouring countryside.
- The western boundary is defined by a section of stone walling and is enclosed by mature trees.

The land has a number of defining features including a large oval shaped pond at the centre of the site and a belt of mature TPO protected trees on its northern and western boundaries. The Offa's Dyke protection zone also skirts the southwest corner of the site, excluding a small section of land from development that is allocated for open space within the indicative scheme layout.

#### **PLANNING**

Wrexham County Borough Council granted outline planning permission for the Ruabon Park Development on 02 October 2015 under planning reference P/2014/0021 for:

*"Mixed use development comprising commercial (class A1 foodstore with petrol filling station and associated car parking and classes A3/B1/C1), extra-care (class C2), residential (class C3) with associated vehicular access off the A539 and B5606 and other related improvements"*

All matters are reserved except means of access to the development. The planning permission is governed by a S106 Agreement completed on 02 October 2015.

#### **Planning History**

Planning permission was first granted in July 1995 for a business park comprising technology, manufacturing, research and development of prestigious offices (RUA 23477). This was subsequently renewed on a number of occasions before a reserved matters application was granted consent in June 2005 to develop approximately 9.4 hectares of the total site for a high quality business park (P/2003/1484). This consent was implemented and as such it remains extant. This was confirmed by the Planning Inspectorate.

#### **THE PROPOSED DEVELOPMENT**

The Ruabon Park development will be a significant extension to Ruabon village that will provide a mix of much needed employment generating uses and housing that meets a number of planning needs identified by Wrexham County Borough Council.

The principle elements of the illustrative development masterplan include:

- Up to 319 new residential dwellings with 10% affordable housing
- A new business park with office and light industrial space providing new employment opportunities in the area
- Commercial space containing a mix of opportunities including a new pub/restaurant, a new hotel, a new residential care home and a deep discount supermarket with petrol filling station.
- A new fifth arm to the existing A539/B5605 roundabout with further access proposed via a new three arm roundabout on the B5605.
- A dedicated priority access for service delivery vehicles taken off the A539 and the provision of a pedestrian crossing facility across the A539
- An extensive network of public open spaces extending to 3.58 hectares that will be accessible to both the existing and new communities and to include the retention of the existing oval pond.

#### **FURTHER INFORMATION**

A comprehensive information pack including relevant planning, technical and legal information and bidding guidance can be downloaded from the data room at [www.ruabonparkwrexham.com](http://www.ruabonparkwrexham.com).

Prospective purchasers should note that the vendors will expect them to have obtained and carefully considered the contents of the data room prior to submitting their offer.



**Indicative Scheme Layout**

Proposed access for pedestrians  
Access from 5th arm created on existing roundabout

Proposed new roundabout

Large trees used to soften views south and enhance street

Existing trees maintained

Existing access retained for pedestrians

Parks to provide a soft edge and space for informal play

10m buffer zone

HA-HA

UNIT 1  
UNIT 2  
UNIT 3  
UNIT 4  
UNIT 5  
UNIT 6  
UNIT 7  
UNIT 8

HOTEL / PUB

RUABON PARK

POND

PLAY GROUND

GREEN CORRIDOR

LINEAR PARK

CYCLE PATH

PFS

RETAIL UNIT

Bikes

133 spaces

Public square with LAP

Screening of service areas to retail unit

Existing trees and pond

Public square with seating area and LAP

Green spaces form ecological corridors and attractive focal points for recreation

Play area (LEAP)

Planted perimeter

Trees to the southern boundary are positioned to allow views out whilst softening views in

A necklace of linked green spaces

Planting and herring maintained to a height that allows views to the supermarket and petrol station canopy whilst screening the car park

Trees used throughout the park to soften the larger expanses of hard surfaces

Caravan Park

Jeffrey's Farm

**NOTES:**  
Do not scale off drawing. All dimensions to be checked on site.  
This drawing is to be read in conjunction with all other relevant consultants drawings and specifications

**FOR PLANNING**

Date	Rev	Notes
17.09.14	B	Revised parking to commercial units
09.09.14	A	Housing in place of school. Increased open space

Project Title	RUABON PARK
Client	WYNNSTAY FARMING COMPANY LTD
Drawing No	2500-OP-20 revB
Drawing Title	ILLUSTRATIVE SITE MASTERPLAN
Scale	1:1250
Status	DRAFT
Size	A1
Date	DEC 2013

10 20 50 100 metres

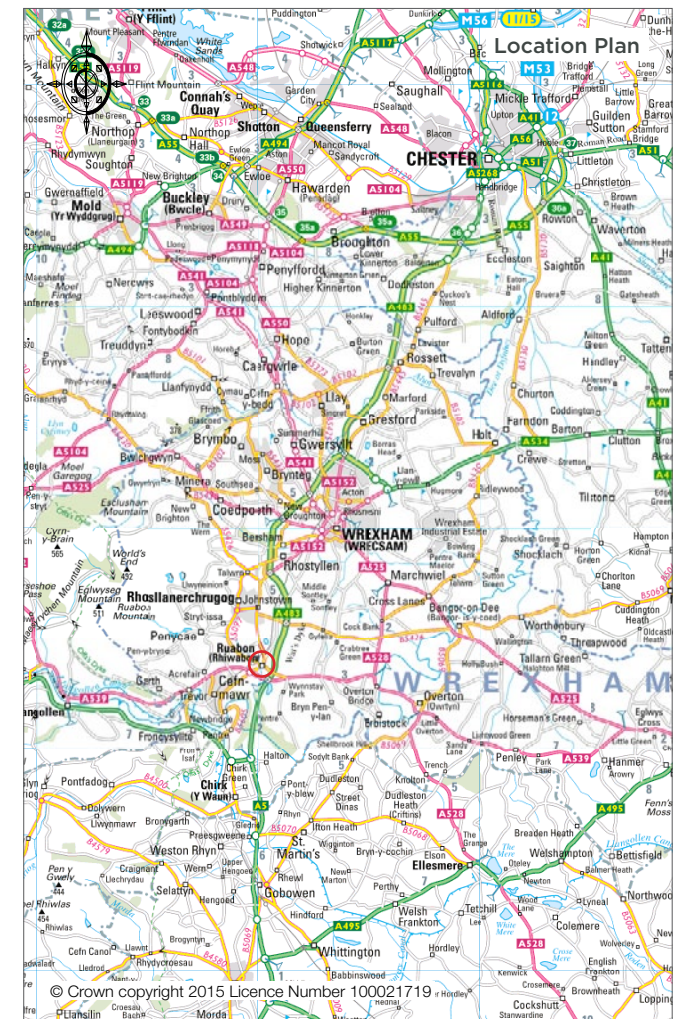
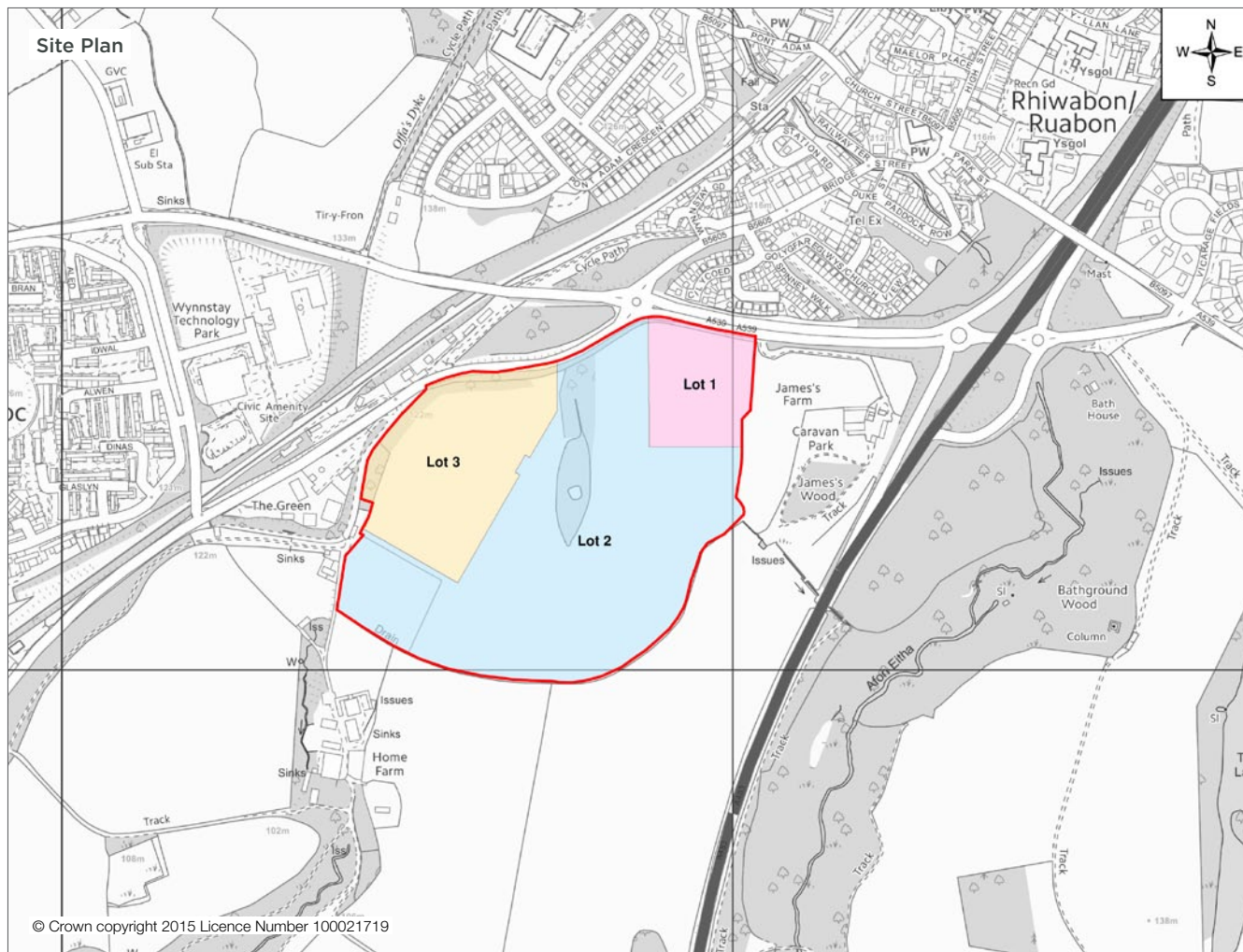
**NRAP ARCHITECTS**  
13-15 Green Garden | Cambridge | CB1 2PS  
www.nraps.co.uk | info@nraps.co.uk | 01223 464 455

The Development Area is offered for sale freehold with vacant possession by informal tender either as a whole or in three lots:

## Lot 2: C3 Residential

Expressions of interest should be submitted in writing to the Oxford office of Carter Jonas LLP by **12 noon on Thursday 3rd December 2015** clearly marked for the attention of Emma Jewson.

The property may be viewed from the highway and local footpath network. Parties wishing to walk the site should arrange an appointment with the selling agents.



For further information regarding the property, or the proposed method and terms of sale, please contact:

**Carter Jonas LLP Oxford 01865 404481**

Mayfield House, 256 Banbury Road, Oxford OX2 7DE

**James Cordery**

james.cordery@carterjonas.co.uk

**Emma Jewson**

emma.jewson@carterjonas.co.uk

**carterjonas.co.uk**

**www.ruabonparkwrexham.com**

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Note: All plans not to scale