

Land off Watkin Way, Ruabon

WREXHAM, LL14 6EP

Residential Development Opportunity



savills

KEY HIGHLIGHTS

- Referenced as a site of 'strategic importance and value' by Wrexham Council's Economic Development Team.
- Outline consent for up to 319 dwellings in total, with LPA pre-app support up to 380 dwellings.
- Reserved matters planning permission for Phase 1, allowing for an immediate start on site for an initial 132 dwellings.
- Extending to approximately 40 acres (16 ha) with an additional 11 acre (4.45 ha) adjacent site available to acquire.
- Strong preference for a company sale rather than a land sale agreement.

LOCATION

The site is located in the town of Ruabon, within Wrexham County Borough, and forms part of an established residential area. A small retail park is situated immediately to the north of the site which the site's access, Watkin Way, is routed through.

Ruabon can be considered a commuter town due to its excellent local and regional rail connections. Ruabon railway station is located less than half a mile north and offers regular services to Wrexham General and Chester, with onward connections to the wider regional and national rail network, including Shrewsbury, Birmingham and Cardiff.

Vehicular access is convenient, with junction 1 of the A483 located approximately 1 mile east of the site. The A483 provides direct northbound access to Wrexham and onward to Chester, connecting with the A55 and the national motorway network, Southbound, the A483 offers access towards Oswestry and Shrewsbury.

There are a number of schools in the vicinity, with Ysgol Maes-y-Llan, St Mary's Primary, and Ysgol Rhiwabon Secondary all within a mile radius of the site.



DESCRIPTION

The site (edged yellow above) has an irregular shape to it and comprises a relatively flat agricultural field of approximately 40 acres (16 hectares). The field is bordered by hedgerows and sporadic trees while a wooded area and pond is located in the centre of the site.

A retail park (edged black above) has recently been developed immediately north of the site. The retail park was permitted under a mixed use outline application (ref.P/2018/0053) that also gave consent for a residential scheme on the subject site. A number of retailers are in occupation, including Aldi, Costa, Greggs, Londis, Subway and a Shell garage

The proposed residential development on the subject site represents Phases 1 and 2 of the permissioned development scheme. The adjoining western field (edged blue above) is also owned by our Client, Pure Homes, and has the potential to come forward as a third phase, accommodating either additional residential development or a commercial use, subject to planning considerations. The Phase 3 land extends to approximately 11 acres (4 hectares) and could potentially be included in the disposal alongside Phases 1 and 2.

PLANNING

Outline permission (ref.P/2018/0053) was granted in 2018 for a mixed use development on the site and the wider land comprising a foodstore, petrol filling station and commercial development, together with residential development. The application extended the lifetime of the initial outline planning permission (ref.P/2014/0021).

The site, which only relates to the residential area (Phase 1 & 2), also benefits from reserved matters planning permission (ref.P/2020/0673) for the erection of 132 dwellings as part of Phase 1. This therefore allows for an immediate start on site, as pre-commencement conditions have been discharged and a Certificate of Lawfulness confirms the consent has been implemented. For the avoidance of doubt, our Client will permit the use of their house type designs if the purchaser intends to build out the consented scheme.

Phase 2 is expected to comprise a further 187 residential dwellings, totalling 319 homes between the two phases. A reserved matters application for Phase 2 has not yet been submitted and it envisaged this will be undertaken by the purchaser of the site.

While the two phases could deliver 319 dwellings, our Client has received support from the LPA for the number of dwellings across the two phases to be increased to approximately 380 homes. In addition, the proportion of affordable housing could also reduce from 25% to between 0% and 10%, if the new Local Plan is deemed to be adopted (in accordance with Policy H2) or if a revised Local Plan contains equivalent affordable policy.

Please note, the site is positioned across two postcode areas which stipulate 0% and 10% affordable housing under Policy H2.

DATA ROOM

A full suite of planning, legal and technical information about the site is available to interested parties through a secure data room. Access details should be requested from jay.duffield@savills.com and joanne.young@savills.com.

Savills will review all registration details of interested parties prior to providing access to the data room. After which, login details will be shared via email.

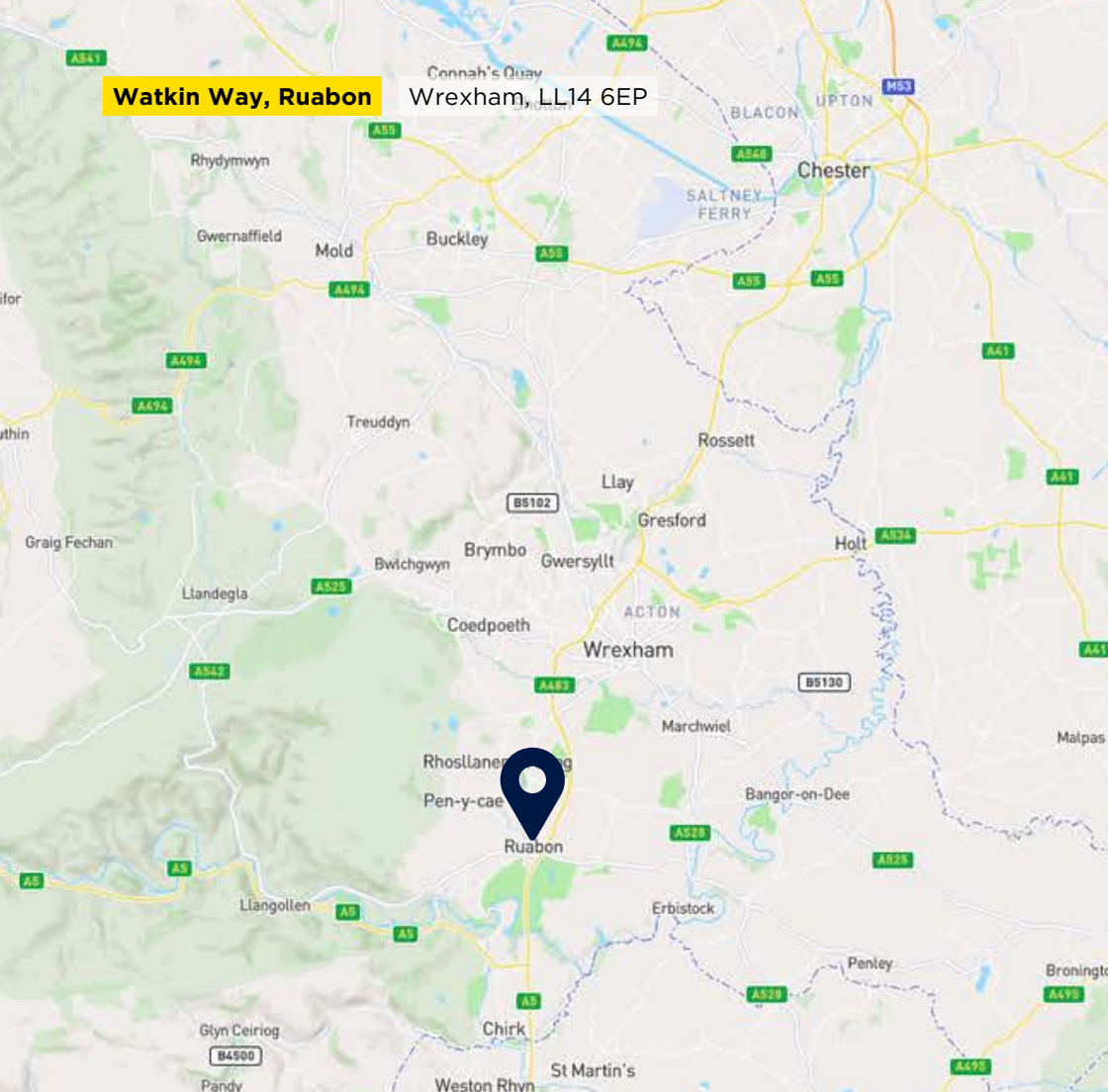


METHOD OF SALE

Our Client has a strong preference to dispose of the company holding the land (Pure Homes (Ruabon) Limited), rather than the land itself. However, a land sale might be considered by our Client if it was deemed financially advantageous to them. Similarly, if a sale of Phase 3 is agreed, our Client's preference would be to agree a sale of the holding company of the land (Pure Commercial (Ruabon) Limited).

An offer pro forma is included in the data room which must be completed and submitted as part of any bid. The pro forma will require bidders to confirm their gross and net offer(s), abnormal cost assumptions, conditions, payment terms and any other pertinent information. A scheme layout must be submitted by all bidding parties and accompanying offer letters/bid brochures are permitted.

The Landowner has a strong preference for unconditional of planning permission offers. The tender deadline for the submission of offers will be confirmed in due course, and all interested parties will be notified accordingly. All offers must be submitted by email to Savills. Contact details are detailed overleaf for both contacts.



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SERVICES

Prospective purchasers should make their own enquiries to the relevant authorities as to the suitability, capacity and exact location of services.

TENURE

The property is held freehold under title register CYM817243 (Phase 1 & 2) and CYM855225 (Phase 3).

VIEWINGS

Viewings must be made via appointment Savills. Please note that our Client does not accept any liability for parties entering the site for inspection purposes.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor costs in relation to the transaction.

COMPLIANCE CHECK

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity to comply with anti-money laundering regulations.

VAT

Bidders are to assume that the sale price will be subject to VAT.

CONTACT

For further information please contact:

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