CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

Manylion yr Eiddo / Details of the Property

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
Cyfeiriad y Datblygiad (gan gynnwys cod post) Development Address (including postcode)	Plot 82 a 85 Treallt, Wrecsam, LL11 6FF Plot 82 & 85 Treallt, Wrexham, LL11 6FF
Cynllun safle Site Plan	
Lluniau/fideo/cynllun llawr o'r eiddo Pictures/videos/floor plans of the property	Gweler hysbyseb See advert
Ty ar ben ei hun / Detached Tŷ pâr / Semi-deatched Tŷ terras / Terrace Fflat / Flat	Fflat llawr gwaelod (2 x fflat – cynllun Disgownt A106) Ground floor flat (2 x apartments – Discounted S106 scheme)
Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	2 ystafell wely, 4 person 2 bed 4 person
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl Brief description of the property –amend for each property. example	Mae'r Mandoline yn cynnwys dwy ystafell wely ddwbl eang, ystafell ymolchi chwaethus, ystafell fyw agored a balconi Juliet. Mae'n gartref modern i deulu. The Mandoline features two generous double bedrooms, a stylish bathroom, open-plan living space and a Juliet balcony. It is a modern family home.
Pris Farchnad agored / Open market price	£162,995
Pris Fforddiadwy / Affordable Price	£114,097 (70% o'r Pris Farchnad Agored). £114,097 (70% of the Open Market Price).

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Tâl Gwasanaeth / Service Charges	£999.54 (gan gynnwys TAW) £999.54 (inc VAT)
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Les – 999 mlynedd Leasehold – 999 years
Rhent Tir / Ground Rent	I'w gadarnhau (TBC) To be confirmed (TBC)
Copi o'r Amod 106 / Copy of the Section 106	**Priority 1 (14/10/2026 - 11/11/2026)** A person who has resided personally or who has had a Close Family Connection in the Broughton Community Council Area for a continuous period of one year immediately preceding the proposed Occupation of an Affordable Housing Unit; or is in permanent full time employment at a location within the Broughton Community Council Area and has been in such employment for a period of six months immediately preceding the proposed occupation of an Affordable Housing Unit; or has previously resided in the Broughton Community Council Area for a continuous period of five years; or has previously had a Close Family Connection in the Broughton Community Council Area for a continuous period of five years; or has previously been in employment in the Broughton Community Council Area for a continuous period of five years. **Priority 2 (11/11/2026 - 09/12/2026)** Provided that if: no person meeting the requirements in paragraph 1 above can be identified from the Low Cost Homes Ownership Register or the Council's housing waiting list (as appropriate); and a period of not less than four weeks has elapsed after an advertisement seeking a person who meets the requirements of paragraph 1 has been placed in a newspaper circulating in the Wrexham locality 25 (C) then the references in paragraph 1 of this Part to the Broughton Community Council Area shall be treated as if they included references to the Brymbo, Coedpoeth, Gwersyllt and Offa Community Council Areas and any person who satisfies one of the said criteria by virtue of such treatment shall be regarded as an Eligible Person for the purposes of this Undertaking. **Priority 3 (09/12/2026 - 06/01/2027)** Provided Further That where no person who qualifies or who can be regarded as qualifying as an Eligible Person pursuant to paragraph 2 of this Part can be identified from the sources mentioned therein after at least one advertisement has been placed in a newspaper circulating in the locality then after a

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
	period of not less than eight weeks the references in paragraph 1 of this Part to the Acton Community Council Area shall be treated as if they included reference to the Wrexham County Borough Council Area and any person who satisfies the said criteria by virtue of such treatment shall be regarded as an Eligible Person for the purposes of this Undertaking. **Priority 4 (06/01/2027-)** Provided Further That if no applicant qualifies under paragraph 3 above within 12 weeks, then any other person who in the opinion of the RSL or Council (as appropriate) is a Person in Housing Need shall be treated as an Eligible Person.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	EPC: B
Band Treth y Cyngor / Council Tax Band	I'w gadarnhau (TBC) To be confirmed (TBC)