



Residential Development Land Adjoining The Crescent, Corwen, LL21 0BU
Guide Price £275,000

A residential development site for 9 dwellings situated in an elevated position on the outskirts of the Market Town of Corwen. The land slopes gently in a northerly direction and enjoys fine views across the valley and the River Dee.

The site benefits detailed planning permission for the erection of 9 dwellings comprising : 3 Detached 4 Bedrooms, 3 Detached 3 Bedrooms & 3 Terrace (2 x 3 bedrooms & 1 x 2 bedroom)

FOR SALE BY PRIVATE TREATY
This sale is conducted through our Denbigh Office (Tel No 01745 812049)

GENERAL REMARKS

SITUATION & DIRECTIONS

The site is situated in a pleasant location on the outskirts of the Market Town of Corwen within easily access of the A5 Holyhead to London Road.

Travelling along the A5 from Betws y Coed direction towards Llangollen, after passing the Rhug Estate Farm Shop, proceed along the A5 through the two sets of traffic lights and then over the bridge, crossing the Dee river, then take the first right onto the B4401 signposted Cynwyd 1 3/4, Llandrillo 4 1/2. Then after a few hundred yards take the first sharp left up the hill passing Cae Ffynnon and Uwch y Dre on the right and site will be found on the left just before the Crescent.



DESCRIPTION

Planning permission was granted under Planning Reference 05/2007/0509 dated the 23rd September, 2009. The accommodation for each plot are as follows :-

PLOTS 1 & 2

Lounge/Dining Room with recessed Study Area
Hall
Cloakroom
Kitchen
Utility Room
4 Bedrooms (one with en suite)
Bathroom/WC



PLOTS 3 & 4

Open plan Lounge/Dining Room & Kitchen
Hall
Utility Room
Cloakroom
3 Bedrooms
Combined Bathroom/WC



PLOT 5

Lounge/Diner
Hall
Cloakroom
Study
Kitchen
3 Bedrooms
Combined Bathroom/WC



PLOT 6

Lounge/Diner
Hall
Cloakroom
Study
Kitchen
Utility Room
4 Bedrooms (one with en suite)
Bathroom/WC
Integral Garage

PLOTS 7 & 9

Lounge
Hall
Cloakroom
Kitchen/Diner
3 Bedrooms
Bathroom combined WC

PLOT 8

Lounge
Hall
Cloakroom
Kitchen/Diner
2 Bedrooms
Combined Bathroom & WC

More detailed information regarding the planning permission can be viewed on the Denbighshire County Council website - click on planning & building regulations then on search and comment on applications, then click on find a planning application and then enter the reference number 05/2007/0509 and click search and the information will appear by clicking on documents, then opening the documents but ensure that you click back on the Denbighshire Council website rather than the return arrow then. Alternatively interested parties may inspect the unscaled plans at the Agent's office during normal office hours.

NB Plots No 8 & 9 will be subject to an affordable condition.

VIEWING ARRANGEMENTS

Viewing arrangements are at any reasonable time (on foot only) upon production of a copy of the brochure details as a permit.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

SERVICES

Mains Electricity will need to be connected to the site, the proposed foul drainage system will be a new connection to a public sewer and mains water will need to be connected.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in

these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.


SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC 

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