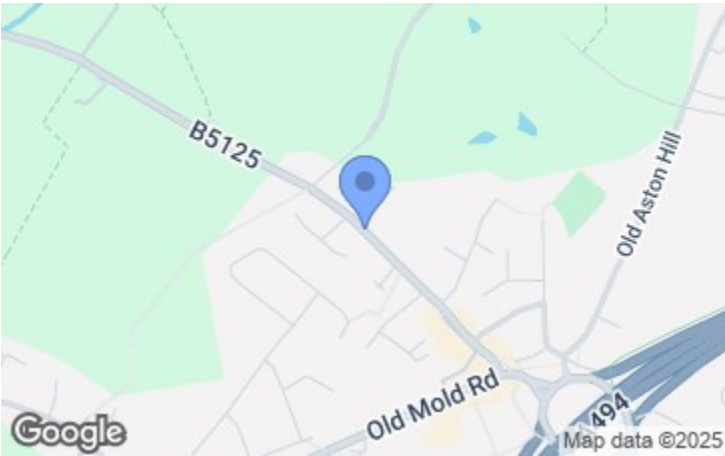


Building Plot Adjacent to:, Stockholm Holywell Road, Ewloe, Flintshire, CH5 3BS



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

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Building Plot Adjacent to:, Stockholm Holywell Road

Ewloe, Flintshire,  
CH5 3BS

Price  
£150,000

\*FREEHOLD BUILDING PLOT \*CONSENT FOR DETACHED DWELLING \*COVENIENT VILLAGE LOCATION\*

A rare opportunity to acquire a sizeable freehold building plot with consent for the erection of a large detached property. Located in a convenient position on the fringe of Ewloe, some 1.5 miles from Hawarden village centre and five miles from Mold; and with excellent access onto the A494 and motorway network.

Located in an established area within a short walk of a small range of shops serving daily needs and noted village primary school.

The plot measures approximately 712sqm (0.175 acre)



LOCATION



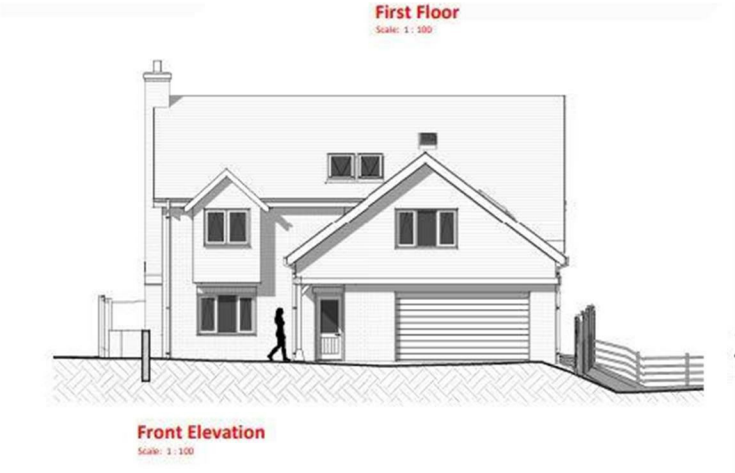
The plot forms part of a row of individually designed homes, on the periphery of Ewloe village, near to open countryside. Ewloe is conveniently placed for access to the A55 Expressway and the A494 enabling easy commuting towards Chester, Deeside and the motorway network. There are excellent facilities catering for daily requirements within the vicinity, and nearby Hawarden provides further shops, restaurants, sports facilities and schools for all ages.

PLANNING PERMISSION



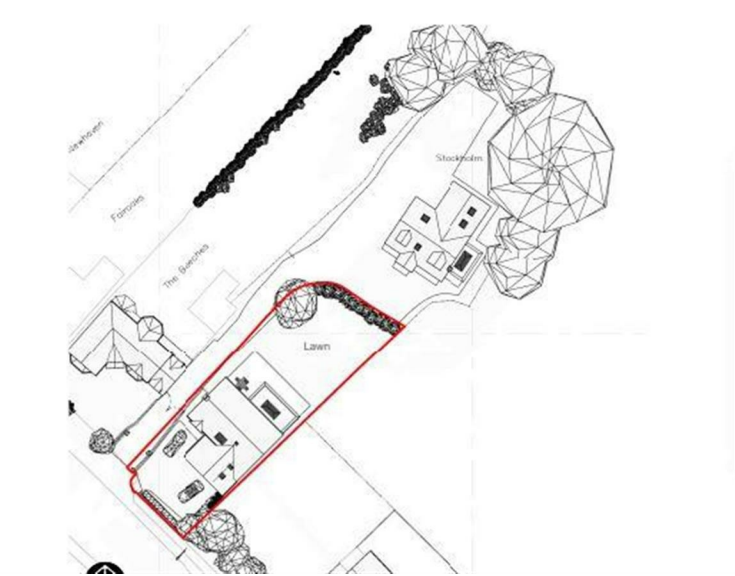
Planning permission was granted Flintshire County Council on the 8th June 2022, Application Reference: 063787 for 'Erection of a single dwelling' at land adjacent to Stockholm, Holywell Road, Ewloe CH5 3BS. A copy of the Planning consent with conditions are available for inspection at the Agent's Mold office, or alternatively these documents can be viewed on the Flintshire County Council planning portal.

PROPOSED PLANS



Copies of the proposed plans, forming part the planning application, are included within these sales particulars for guidance purposes only.

LOCATION PLAN



For identification purposes only

SERVICES

We are advised that all mains services, to include electricity, water, drainage and gas are readily available for connection. However, prospective purchasers are advised to make their own enquiries of the relevant utility companies in this respect.

DIRECTIONS

From the Agent's Mold office proceed up the High Street and turn right onto King Street. At the roundabout take the second

exit following the signs for Queensferry. Proceed straight on after the traffic lights, following the dual carriageway up the hill and into New Brighton. Continue through the village and on reaching the roundabout next to the Shell Garage take the exit following the signs to Queensferry. Continue straight on at the next set of traffic lights and on reaching the junction with the A494 thereafter bear right onto the dual carriageway. Take the first exit signposted for Buckley and then first exit at the roundabout, and then immediate right onto the Holywell Road (in the direction of Northop Hall), whereupon the plot will be found towards the far end of the road on the right hand side, denoted by the Agent's For Sale board.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW