

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	

Building plot Adjoining Clover Bank
Llanfair Dyffryn Clwyd, Ruthin, Denbighshire,
LL15 2EN

Price
£175,000

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.

A LARGE FREEHOLD BUILDING PLOT OF ABOUT 0.17 ACRE BENEFITTING FROM DETAILED PLANNING CONSENT FOR ONE LARGE 3 BEDROOM DETACHED BUNGALOW STANDING IN A LOVELY SETTING WITH A WIDE FRONTAGE ONTO A VILLAGE ROAD NEAR TO THE CENTRE OF THIS POPULAR VILLAGE SOME 2 MILES FROM RUTHIN.

Forming part of the large gardens to the front of Clover Bank with a new shared double width entrance in the sale presents a rare opportunity to develop a very spacious bungalow. The approved plans are for a very spacious home affording canopy entrance, central hall, large L shaped kitchen/dining and family room, lounge, utility, bedroom 1 with en-suite, 2 bedrooms and bathroom.

Garden area to front with designated parking area.

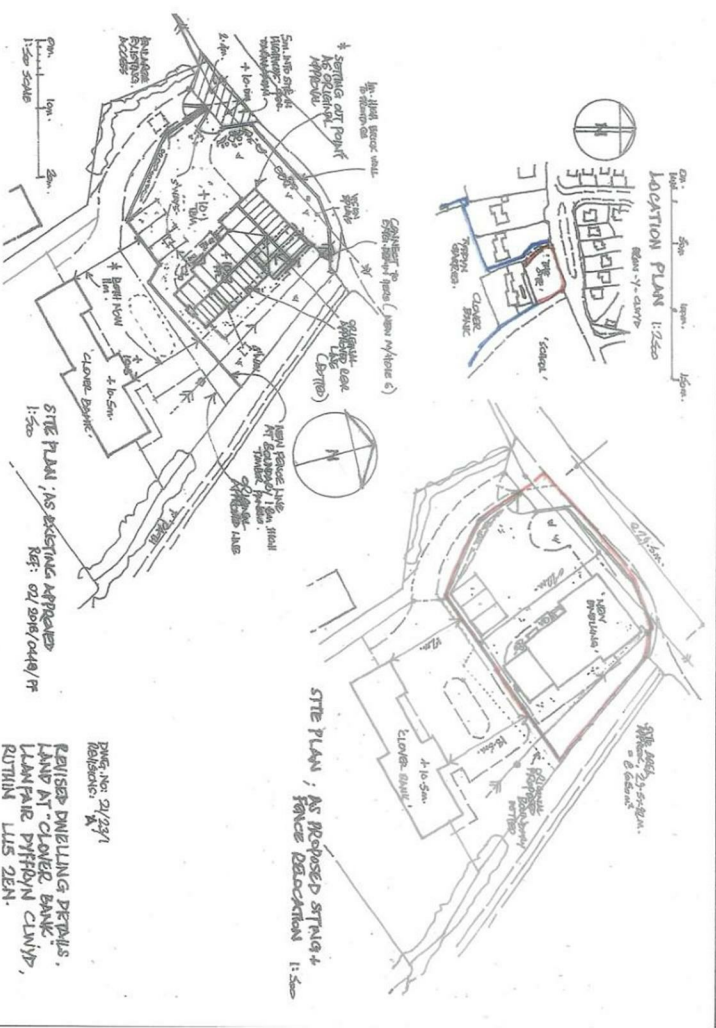
LOCATION

Llanfair Dyffryn Clwyd is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides an ideal range of facilities to include secondary schools and leisure facilities.

PLANNING PERMISSION

Detailed planning permission has been approved by Denbighshire County Council under Application No. 20/2022/0996 NMA and application No. 20/2021/0637 for a detached 3 bedroom bungalow on land at Clover Bank, Llanfair D.C.
Dated 30th. March 2023.
A copy of the approval and plans are available for inspection on the Council Planning Portal or the agents Ruthin office.

PROPOSED DEVELOPMENT PLANS



The approved plans permit the development of a large detached single storey bungalow as per the sketch plans included. The

- proposed accommodation will provide:
- Deep canopy entrance.
 - Large central reception hall with cloaks cupboard.
 - Large L'shaped kitchen/Dining room 6.2 metres x 4.5 metres plus adjoining Family room 3.6 metres x 3.3 metres.
 - Lounge 6'1 metres x 3.8 metres.
 - Study 3.5 m x 2.4m.
 - Bedroom 1 5m max x 3.7m average.
 - En-Suite shower room
 - Bedroom 2. 4m x 3m
 - Bedroom 3. 3.15m x 2.66m
 - Bathroom 3m x 2.4 m
 - Utility Room.

SERVICES

We understand mains water, electricity and drainage are available for connection within the area, but prospective buyers should make their own enquiries to confirm with the Utility companies.

DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road out of town for some miles and on entering the village of Llanfair DC continue to the White Horse Inn and turn immediately right signposted Pwllglas. Continue past the primary school and the plot will be found on the left.

TENURE

Understood to be Freehold.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

ESJ/HME

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.

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.

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.