

Land adj The Crescent The Crescent, Corwen, Denbighshire, LL21 0BU



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	

Land adj The Crescent The Crescent

Corwen, Denbighshire,
LL21 0BU

Price

£275,000

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 PARCEL OF FREEHOLD DEVELOPMENT LAND EXTENDING TO ABOUT 1.82 ACRES BENEFITTING FROM PLANNING CONSENT FOR 9 DEWLLINGS, STANDING IN AN ELEVATED POSITION TO THE UPPER PART OF THE TOWN WITH SPLENDID VIEWS ACROSS THE DEE VALLEY TOWARDS ROLLING COUNTRYSIDE.

Located adjoining The Crescent, an established cul-de-sac and with extensive road frontage on to a minor adopted road about 0.3 mile from the town centre, and 0.25 mile from Uwch Y Dre and the Old Bala road near to the River Dee.

The approved planning is for a range of 2, 3 and 4 bedroom houses.

LOCATION



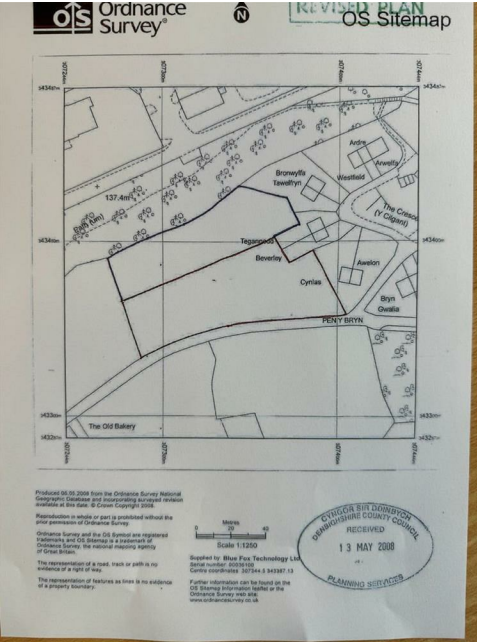
Located in a predominantly rural setting to the upper part of the town on a minor road connecting hill street with the Uwch Y Dre are and beyond with the B4401 Old Bala Road. The town centre is about 0.4 mile distant.

PLANNING

Planning consent was obtained under application number 05/2007/0509 from Denbighshire County Council for the erection of 9 dwellings in total. We understand some works had commenced to satisfy the requirements of the local authority.

- 1no. 2 Bedroom Terraced
 - 2no. 3 Bedroom Terraced
 - 3no. 3 Bedroom Detached and
 - 3no. 4 Bedroom Detached
- A copy of the approved layout is available from our office.

PLAN



Location plan for identification purposes only not to scale.

SERVICES

We understand that mains water, electricity and drainage are available for connection in the adjoining adopted highway and a main sewer on the site, However, prospective purchasers should make their own enquiry of the respective utility companies to confirm.

TENURE

Believed to be Freehold.

DIRECTIONS

From the Ruthin office take the A494 Colwyn Road proceeding for some nine miles through the village of Gwyddelwern and on reaching the junction with the A5104 Corwen Road, turn right. Follow the road to the traffic lights with the A5T and turn left and continue over the River Dee bridge into Corwen town. Follow the road over the River Dee bridge and immediately right onto the B4401 Road and continue up the hill for some 200yds

and take the sharp left hand turning. Follow this road up the steep hill and continue for about 0.35 mile at the site will be found on the left before reaching The Cresent.

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

At any reasonable time.