



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land off The Roe, St Asaph, Denbighshire, Wales, LL17 0LY



KEY CONSIDERATIONS

- Gross site area extending to approximately 1.86 acres (0.75 hectares).
- Outline planning permission (46/2019/0806) for residential development.
- Reserved matters planning permission (46/2022/1002) for the development of 28 dwellings.
- Potential for the redevelopment of an existing dwelling into an apartment scheme, following satisfactory planning permission.

LOCATION

The site is located within the north west of St Asaph, Denbighshire, North Wales, approximately 0.5 miles from St Asaph's centre and 12.5 miles north west of the county town, Ruthin. The site benefits from excellent accessibility to junction 27 of the A55, which provides direct access to the North Wales coastline further west, including Colwyn Bay and Bangor, approximately 14 miles and 35 miles away respectively. Travelling eastward, the A55 leads to Chester and Wrexham, approximately 28 miles and 37 miles away respectively.

The site is well connected to public transport links, with bus stops located adjacent to the site on The Roe. Bus services offer travel to the centre of St Asaph, as well as direct services to Rhyl and Denbigh.

DESCRIPTION

The site extends to approximately 1.86 acres (0.75 hectares) and comprises an open field with sporadic vegetation and bushes around its periphery, alongside a small number of derelict ancillary buildings. Within the curtilage of our client's property is an existing residential dwelling which can be included or excluded from the site's sale, depending on buyer preference. The dwelling comprises a five bed, detached, two storey house of approximately 3,315 sq ft with its own access from The Roe. As the dwelling is dilapidated and unfit for habitation we have not provided an EPC, although it presents a good redevelopment opportunity for either a large single family house or a small apartment scheme.



The site benefits from direct access onto The Roe on its eastern boundary. The site is positioned within an established residential area of St Asaph, with housing bordering the north and south of the site. Further housing is situated on the opposite side of The Roe, as well as St Asaph Cricket Club. Esgob Morgan Primary School borders the site on its western boundary.

PLANNING

The site benefits from outline planning permission (46/2019/0806) for residential development, which was granted consent in February 2022. While the permission doesn't specify exact dwelling numbers to be delivered, condition 19 of the Decision Notice stipulates a density of no less than 25 dwellings per hectare, and no more than 38 dwellings per hectare.

An application for reserved matters must be submitted within three years of the consent, by February 2025. However, an application (46/2022/1002) for the development of 28 dwellings has already been granted to our client, Penrhyn Homes, allowing for development to commence imminently. A s106 agreement has been signed and includes the following developer obligations:

- £103,203 Affordable Housing Contribution
- £34,642 POS Contribution
- Provision of two on site intermediate rent affordable dwellings

For the avoidance of doubt, the redevelopment of the existing dwelling for anything other than a single family house would require an additional planning permission, as the reserved matters application has already maximised the permitted site density stipulated in condition 19 of the outline Decision Notice.

DATA ROOM

Planning and technical information will be made available to interested parties through a secure data room, for which access will be provided to approved parties. All planning and technical due diligence undertaken by Penrhyn, including house types and layouts for both the outline permission and reserved matters application are included in the data room and may be relied upon. Parties may wish to build out our client's reserved matters scheme or their own via the submission of a new application.

CONTRACTOR

If of interest, our client is open to acting as the principal contractor for the delivery of the site and can provide a fixed price tender upon request.

METHOD OF SALE

The site is to be sold by Informal Tender. Interested parties should express their interest to Savills by email. Due to the planning status of the site, our client will only consider unconditional offers for the site's acquisition.

TENURE

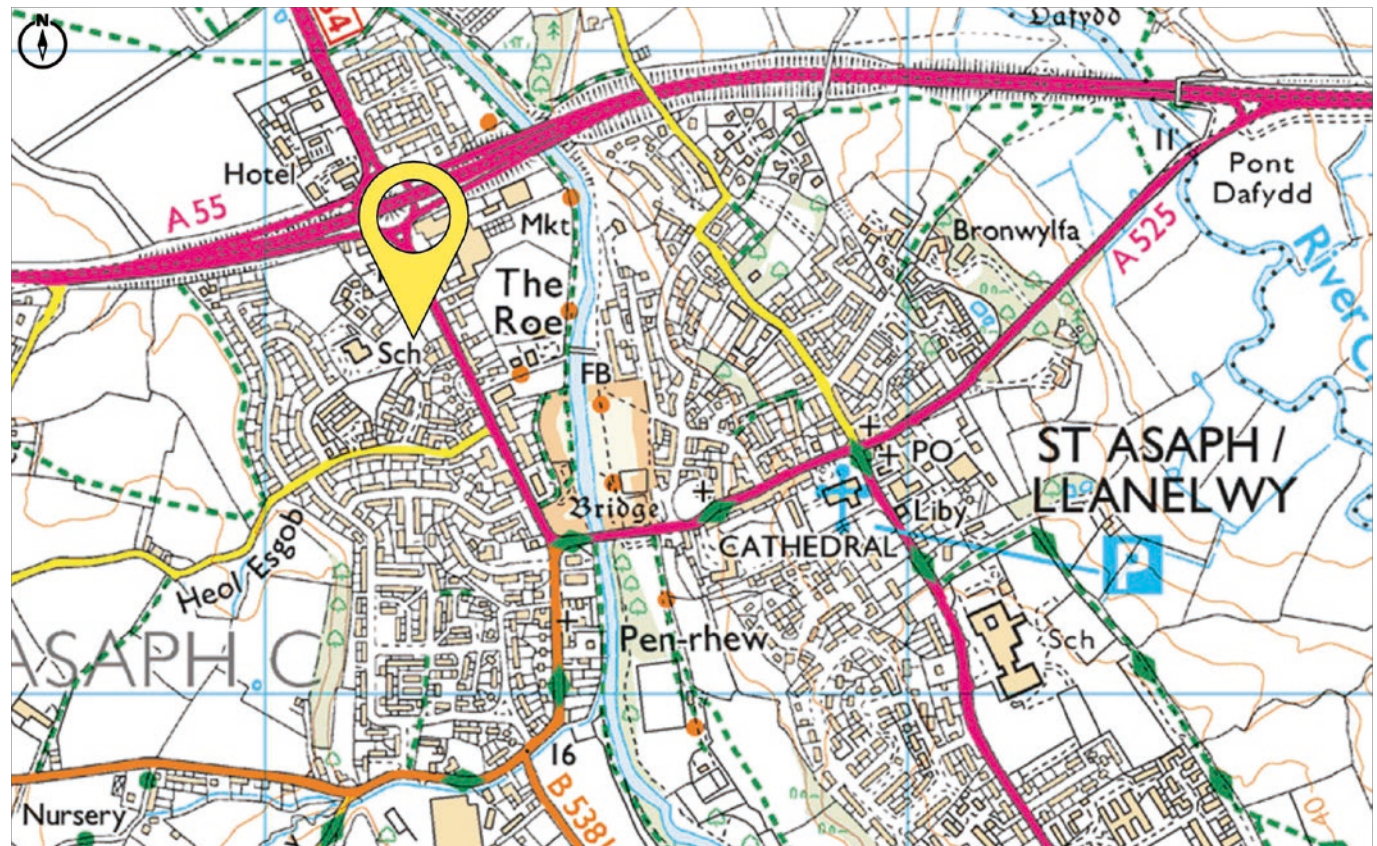
The site is held on a freehold basis and will be sold with vacant possession.

VAT

The site is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.





VIEWING

Interested parties can view the site via a single track on the northern boundary, which allows access into the main field. For all viewings of the existing dwelling, please contact Savills to arrange an appointment.

CONTACT

For further information please contact:

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