

## STATEMENT OF DECISION

TOWN & COUNTRY PLANNING ACT 1990  
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

In pursuance of their powers under the above Act and Order, the County Council as Local Planning Authority hereby

### APPROVE RESERVED MATTERS

PROPOSAL: Details of 9 dwellings, associated vehicular and pedestrian accesses, submitted in accordance with outline planning permission code no. 46/2003/0074/PO

LOCATION: Land rear of Kentigern Arms fronting Gemig Street St. Asaph

### PLANS AND DOCUMENTS SUBJECT TO THE DECISION:-

- (i) Proposed site plan and landscaping details (Drawing No. 1) received by the Local Planning Authority on 7 December 2004
- (ii) Proposed house layout plans (Drawing No. 2) received by the Local Planning Authority on 15 February 2005
- (iii) Plot No. 6/7 layout plans (Drawing No. 2A) received by the Local Planning Authority on 7 December 2004
- (iv) Plot No. 1 layout plan (Drawing No. 3) received by the Local Planning Authority on 15 February 2005

subject to compliance with the condition(s) specified hereunder.

### The Condition(s) is(are):

1. No work shall be permitted to commence on the external face of the walls of any of

## Residential Development Site Gemig Street, St. Asaph, Denbighshire, LL17

# £350,000

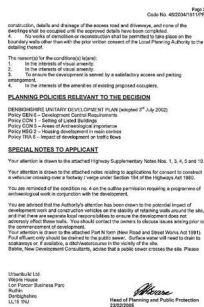


EPC - null Council Tax Band - Tenure - Freehold

## Gemig Street, St. Asaph

### 0 Bedrooms - Land - Building Plot

Williams Estates and 'The Building Plot' are delighted to offer an excellent opportunity to purchase residential development site extending to approximately 0.45 acres, situated in the centre of St Asaph. The site has previously benefited from planning permission, and has been resubmitted under Planning Application 46/2022/0431 - Valid from 13.10.22 for the erection of 9 units, with vehicular access via Gemig Street. It is believed all main services are available for connection subject to the usual statutory consents. Detailed plans are available on request.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**williams**estates

Call us on  
01745 817417

**Denbigh@williamsestates.com**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.