



Fairy Glen, Ruthin LL15 2BP

£230,000

- About 3 Acres (1.2 hectares); South-Facing Plot
- Lawful development certificate in place for a up to a 65ft x 22.3ft for a habitable movable structure in accordance to The Caravan Sites Act 2006
- Lawful development certificate in place for up to a 40ft shipping container
- Shooting and Fishing Rights
- A County Parish Holding (CPH) number to keep livestock
- No Public Rights of Way; Freehold; No Covenants or SSSI 'Site of Special Scientific Interest'
- Hard-standing parking for multiple vehicles
- Postal address registered with post office, fire & police
- Suitable for a range of uses subject to relevant planning



Fairy Glen

Monopoly Buy Sell Rent is pleased to offer for sale, this rare, unique opportunity to purchase the 'Fairy Glen', a plot of woodland and pasture extending to approximately 3 acres.

This south-facing plot is situated on the outskirts of the picturesque hamlet of Bontuchel, near Ruthin, North Wales.

The Fairy Glen is approached via wooden gated access that leads to a hard standing area providing parking for multiple vehicles. Beyond the parking area, is the pasture and surrounding woodland, stream and river.

The pasture offers a perfect camping area for private camping groups/forestry schools. Not overlooked by neighbouring properties allows it to be a sanctuary for those wishing to escape their busy lifestyles.

The attractive traditional native woodland is set along both sides of a fast-flowing stream, leading to further frontage to the River Clywedog which runs along the far boundary of the woodland. There is stock and wood fencing to the boundaries and other areas.

Uniquely, there are no public rights of way, no covenants and nothing of scientific interest registered, with the benefit of shooting and fishing rights.

At the top of the pasture sits an off-grid 25x9ft welfare unit fitted with; a solar power system offering 12v/230V power, multi fuel log burner, LPG gas cooker, 12v tv/ tv aerial, patio doors, security grills and an outside 12v yard light. The welfare unit is currently zero rated for council tax purposes.

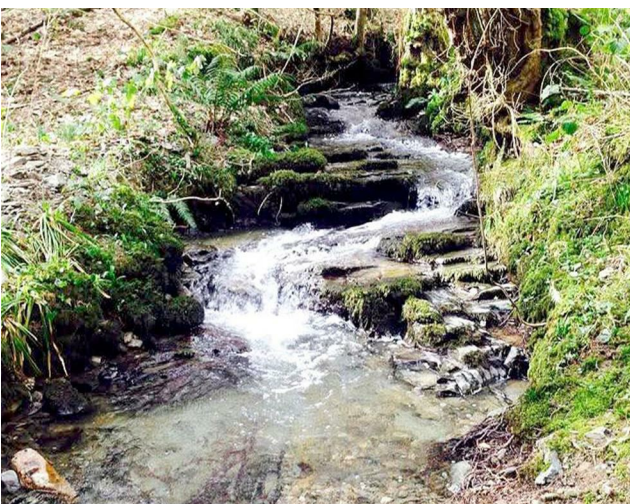
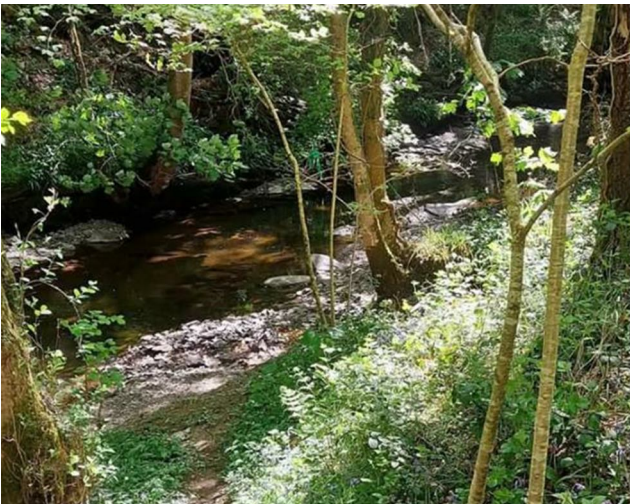
Adjacent to the welfare unit are two 20ft shipping containers, one with internal 12v lighting, solar system equipment and timber racking, built to house forestry equipment. Equipment available to purchase by separate negotiation.

A brand new electric water pump, water butts, compost toilet and a caravan/metal shed used for storage are included within the sale.

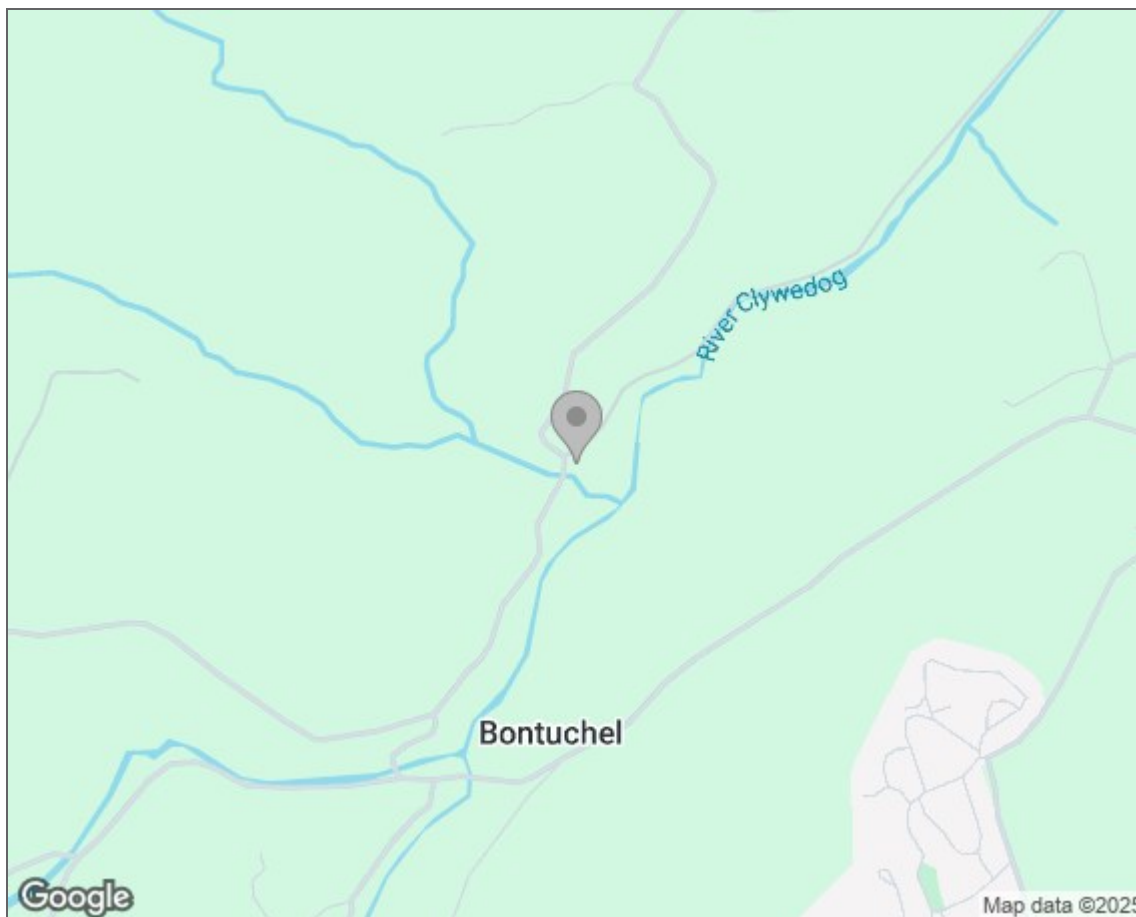
There is plenty of potential for this rare off-grid, unique plot, with a feasibility study for glamping having already been completed (details can be shared on request) subject to the relevant planning permissions/ certified camping organisations being attained.











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	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

