



Lower Denbigh Road, St. Asaph LL17 0EH

£80,000

A versatile plot of approximately 500 m² set just off the A55, laid to firm gravel and framed by mature foliage and scattered evergreens that offer year-round colour and natural screening. The site includes an old telephone repeater station and two temporary structures, adding character and practical storage. Pre-planning advice has been obtained indicating potential for a 2–3 bedroom bungalow, subject to planning permission. Shared vehicular access from the road in front, alongside the neighbouring bungalow, keeps entry straightforward while the setting remains tucked back from through traffic. With low-maintenance ground covering, established greenery and existing structures, the plot presents an appealing canvas for landscaped parking, storage or future development potential, subject to the necessary consents.

- Gravelled plot just off the A55
- Old telephone repeater station on site
- Shared road access with neighbouring bungalow
- Mature foliage and evergreens for privacy
- Two temporary structures for storage
- Scope for future use/development (STP)

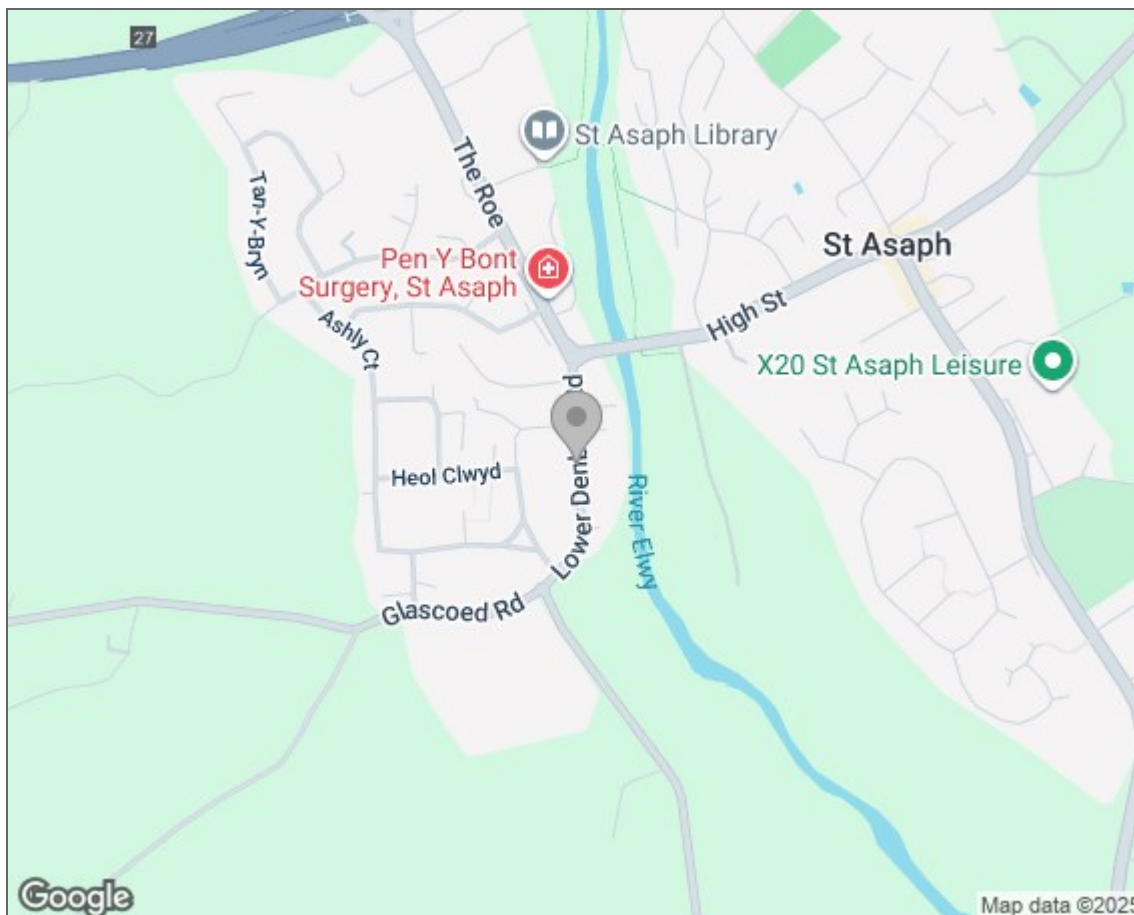












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

