



Bryn-Yr-Haul

Wrexham Road, Penyffordd, Chester, CH4 0HT

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Guide Price - £475,000

Rostons are delighted to offer the opportunity to purchase land with planning permission to demolish the existing dwelling and garage and the erection of a new dwelling and garage. Located along Wrexham Road, Penyffordd and set in gardens extending to 2.91 acres. . plus a 443 sq. ft detached garage with accommodation comprising entrance hall, large lounge, family room, open plan dining/kitchen, utility room and ground floor cloakrooms. To the first floor accommodation affords landing area, master bedroom with ensuite, 3 further bedrooms and a family bathroom.

Further information regarding the proposed dwelling can be found on Flintshire County Council website. The application reference number being 060050.

The existing dwelling is a detached bungalow which comprises, large reception area, kitchen, dining room, 2 bedrooms, bathroom, inner hall and a further reception space, externally there is a stable and a garage plus a static caravan.

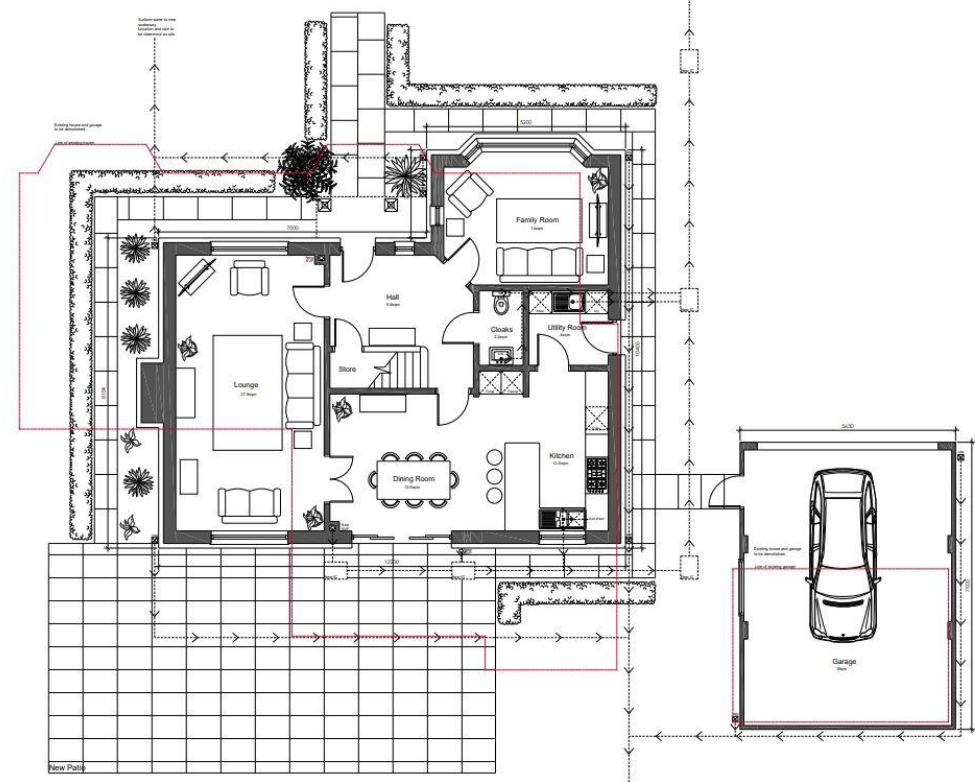
The grounds are mainly laid to lawn plus the convenience of extensive off-road parking and turning space.

LOCATION

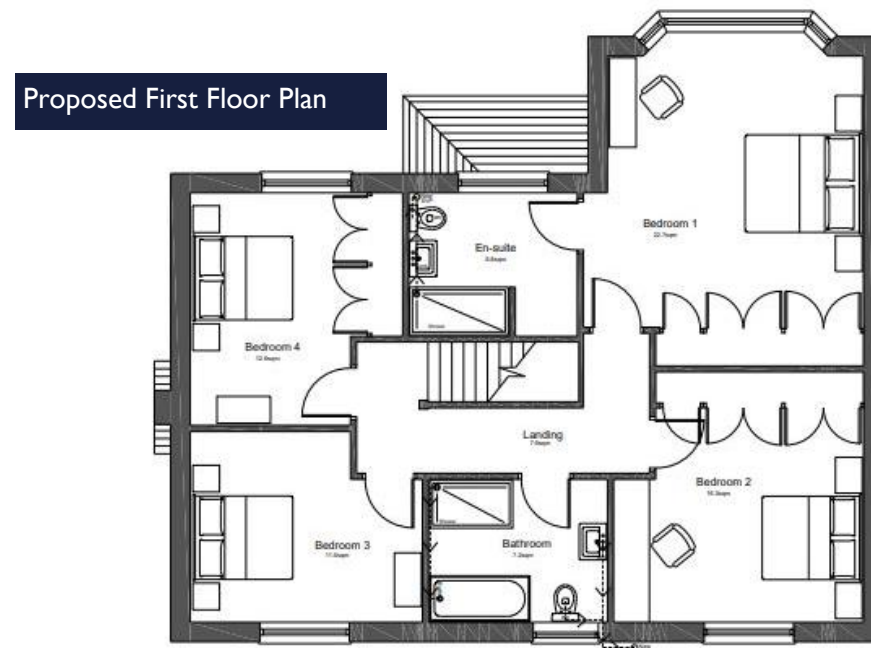
Penyffordd is a village in Flintshire, situated to the South East of Buckley and to the West of Chester. Penyffordd lies to the East of the A550 South of its junction with the A55 North Wales Expressway and near to the neighbouring village of Penmynydd.

Local amenities and landmarks include the village hall with the sport and leisure in the village include Penmynydd tennis club and bowling green and the village affords 2 public houses, namely the Red Lion and the Millstone.

On the educational front, the village is served by a school, Penyffordd and the local secondary school is Castell Alun High School, which is in the nearby village of Hope.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed West Elevation
scale 1:100



Proposed Elevation



Entrance



Paddock

Penyffordd railway station is on the Corwen Road, which is on the border lands line from Wrexham to Bidston in Birkenhead with both the A55 Expressway and M53 motorway linking all major commercial centres of the North West.

APPROXIMATE DISTANCES

- Chester – 10 miles
- Liverpool Airport – 34 miles
- Manchester Airport – 42 miles

GARDEN

Extensive gardens/paddock extending to approximately 2.9 acres with stable and garage.

DIRECTIONS

From the A55 Expressway at Junction 36, take the A5104 exit to Penyffordd. At the roundabout take the 2nd exit on to Mold Road, the A5104. Continue to follow the A5104, turn left on to Chester Road, turn left on to Hawarden Road, continue on to Vounog Hill and continue on to Wrexham Road and your destination will be on your right hand side.

DEVELOPMENT CLAWBACK PROVISION

The vendor reserves the right to claim overage arising from the Grant of Beneficial Planning Consent. For more than one dwelling, obtained for residential or commercial use at a rate of 50% of any uplift in value.

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Garden

SERVICES

Mains electric, water, mains drainage.

COUNCIL TAX

Existing council tax band is E.

EPC

The existing dwelling is D

VIEWINGS

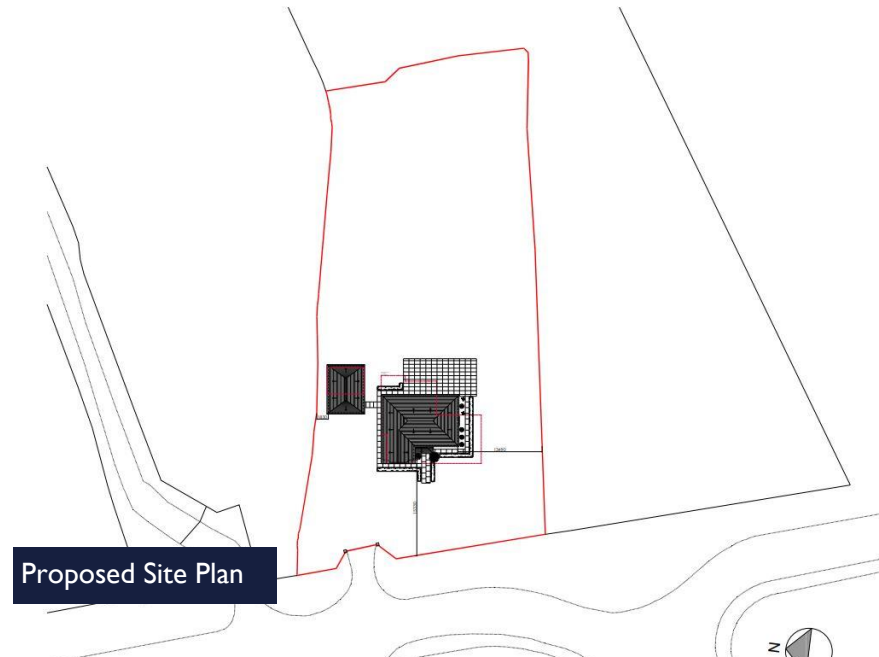
Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Garden



Proposed Site Plan



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