



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Land Off, Dyserth Road, Lloc, Holywell, CH8 8SD

- Well Situated Parcel of Land
- Extending to 3.20 Acres
- Pre-Planning Application Submitted - NO OBJECTIONS RAISED
- Easy Access to A55
- Good Tourist Location
- Highly Desirable

The land extends to 3.28 acres (or thereabouts) of good quality agricultural land on a broadly rectangular shaped site that slopes to the front onto Dyserth Road.

The site forms part of a Pre-Application Enquiry for the provision of eight touring caravan pitches, three glamping pods with associated toilet block, access and landscaping. An indicative plan is attached for information purposes only, however potential purchasers should be able to vary the design and layout of the site to meet their specific requirements at the time the formal planning application is submitted.

In addition to the above, there is an area of overgrown land, on which there stood a former dwelling house, which is now totally redundant with a shared access onto the public highway.

### PRE PLANNING APPLICATION

HD/KHM/000128/23

### TENURE

We are advised that the land will be offered for sale Freehold with vacant possession on completion.

### HIGHWAYS & ACCESS

The land is accessed by means of a gated entrance off Dyserth Road, Lloc.

### SERVICES

Mains water is provided to the field for agricultural purposes. No other services are currently connected to the land and purchasers should satisfy themselves having regard to their proposed use.

### TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or notice which may be existing or become effective, and also subject to any statutory provision (s), or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

### PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

### DISPUTES

Should any dispute arise as to the boundaries, or any point on the general remarks, stipulations, particulars or plans or the interpretation of any of them, the question should be referred to the arbitration of the selling agents, who's decision acting as experts shall be final.

### EASEMENTS & WAYLEAVES

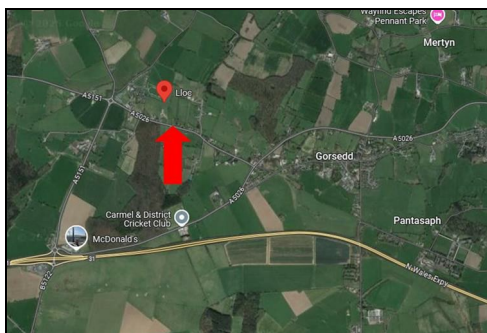
The property is sold subject to all rights including rights of way, whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; whether referred to in these particulars or not. The property is conveyed subject to all matters revealed in the title accompanying the contracts of sale.

### VIEWING

The land may be viewed during reasonable daylight hours by advising the Selling Agents of their intention to view and being in possession of a sale brochure. If challenged by the owners or neighbour, prospective purchasers should introduce themselves to having registered prior to inspection.

### DIRECTIONS

Taking the Holywell turn-off the A55. At the roundabout take the first turning and continue past the Crown Estate to the second roundabout taking the third turning. The land will then be found on the left hand side identified by means of our For Sale board.





**VENDOR'S SOLICITORS**

Garnett Williams Powell, 18 Kinmel Street, Rhyl,  
Denbighshire, LL18 1AL. Tel: 01745 334658.

**PROOF OF IDENTITY**

In order to conform with Money Laundering Regulations, we would ask all prospective buyers to provide proof of identity. Please provide a Passport or UK Driving Licence, together with a public utility bill, bank statement or Local Authority tax bill. Bank Transfers and Cash will not be accepted for payment of the deposit, which may only be paid by Banker's Draft, Building Society cheque, Company cheque or personal cheque.

**MONEY LAUNDERING (D)**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

**MISREPRESENTATION ACT (D)**

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

