



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

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Building Plots, Clawddnewydd, Ruthin, LL15 2NA

- 0.49 Acres of Building Land (0.2ha)
- Planning for Residential Development
- Permission for 6 Dwellings
- Central Village Location
- Rural Setting with Views
- Planning Number 12/2023/0055

Occupying an enviable position in the rural village of Clawddnewydd, near Ruthin, this parcel of land amounts to 0.2 hectares (approximately 0.49 acres), and benefits from planning permission for six dwellings in a tranquil yet convenient location.

The picturesque rural surroundings provide a serene backdrop with the village being surrounded by totally unspoiled countryside yet conveniently close to the busy market town of Ruthin, approximately 5 miles distant.

PLANNING PERMISSION

PROPOSAL : Erection of 6 dwellings including access, internal estate roads, landscaping and associated works. The permission provides for two 4 Bedroom Detached Houses, two 3 Bedroom Detached Houses and two 2 Bedroom Semi-Detached Houses.

LOCATION : Land adjacent to Telephone Exchange, Clawddnewydd, Ruthin. Planning Reference Number 12/2023/0055.

TENURE

We are informed that the property is freehold.

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.

LOCAL AUTHORITIES & UTILITIES (D)

Planning: Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh, Clwyd LL16 3RJ (Tel: 01824-706727).

Highways: Denbighshire C.C., Caledfryn, Smithfield Road, Denbigh, Denbighshire (Tel: 01824-706800).

Electricity: Scottish Power/Manweb, Customer Services, PO Box 168, Prenton, CH26 9AY. (Tel: 0845 7292292.)

Water: Dwr Cymru, Customer Services, PO Box 690, Cardiff, CF3 5WL. (Tel: 0800 0520130)

Gas: BG Plc/Transco (Tel: 0800 111999)

TOWN & COUNTRY PLANNING (D)

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.

MONEY LAUNDERING (D)



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First Floor Plan - House Type 'A'
Scale: 1 : 100



Ground Floor Plan - House Type 'A'
Scale: 1 : 100



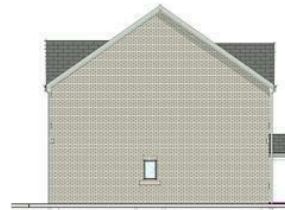
HT 'A' - Front Elevation
Scale: 1 : 100



HT 'A' - Rear Elevation
Scale: 1 : 100



Site Plan - House Type 'A'
Scale: 1 : 500



HT 'A' - Side Elevation A
Scale: 1 : 100



HT 'A' - Side Elevation B
Scale: 1 : 100



HT 'A' - View
Scale:

Rev	Description	Date
A	Planning Info	19.01.23
B	Planning Info	23.03.23
C	Planning Info	27.07.23

Planning

Scheme Title	Telephone Exchange Housing Scheme
Drawing Reference	House Type 'A'
Scale 1:100	As Indicated
Drawn by	RAL
Checked by	MOR

Project Number	6306
Drawing Number	PL02
Revision	B



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First Floor Plan - House Type 'B'
Scale: 1 : 100



Ground Floor Plan - House Type 'B'
Scale: 1 : 100



HT 'B' - Front Elevation
Scale: 1 : 100



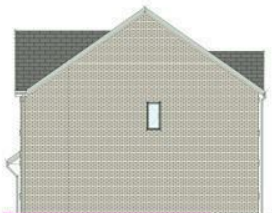
HT 'B' - Rear Elevation
Scale: 1 : 100



Site Plan - House Type 'B'
Scale: 1 : 500



HT 'B' - Side Elevation A
Scale: 1 : 100



HT 'B' - Side Elevation B
Scale: 1 : 100



HT 'B' - View
Scale:

Rev	Description	Date
A	Planning Info	19.01.23
B	Planning Info	23.03.23
C	Planning Info	27.07.23

Planning

Scheme Title	Telephone Exchange Housing Scheme
Drawing Reference	House Type 'B'
Scale 1:100	As Indicated
Drawn by	RAL
Checked by	MOR

Project Number	6306
Drawing Number	PL03
Revision	B



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First Floor Plan - House Type 'C'
Scale: 1:100



Ground Floor Plan - House Type 'C'
Scale: 1:100



HT 'C' - Front Elevation
Scale: 1:100



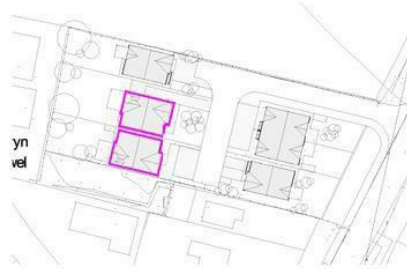
HT 'C' - Side Elevation A
Scale: 1:100



HT 'C' - Rear Elevation
Scale: 1:100



HT 'C' - Side Elevation B
Scale: 1:100



Site Plan - House Type 'C'
Scale: 1:300



HTC' - View
Scale: 1:100

Rev	Description	Date
1	Initial Design	18.02.23
2	Planning Application	03.03.23
3	Planning Approval	27.07.23

Planning

Telephone Exchange
Housing Scheme
House Type 'C'

Scale: 1:100 As Indicated
Drawn by: EAL
Checked by: MQR

Project: 6306 Drawing: PL04 Revision: B



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Proposed - Site Plan (Highway Draft)
Scale: 1:200

Rev	Description	Date
1	Initial Design	18.02.23
2	Planning Application	03.03.23
3	Planning Approval	27.07.23

Planning

Telephone Exchange
Housing Scheme
Proposed Site Plan

Scale: 1:200 As Indicated
Drawn by: EAL
Checked by: MQR

Project: 6306 Drawing: PL10 Revision: K



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