



# JONES PECKOVER

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## Betws Gwerfil Goch Development Land, Corwen, LL21 9US

A SMALL RESIDENTIAL DEVELOPMENT OPPORTUNITY ARISES IN AN IDYLIC RURAL SETTING ON THE PERIMETER OF BETWS GWERFIL GOCH, NR. CORWEN.

PLANNING PERMISSION FOR 5 RESIDENTIAL UNITS WITHIN THIS LOVELY SETTING CLOSE TO THE A5 AT MAERDY AND WITHIN EASY REACH OF THE HISTORIC TOWN OF RUTHIN AND THE VALE OF CLWYD.

### MAIN FEATURES

- Village Of Betws G G
- Idyllic Rural Setting
- Planning Permission
- Close To A5 At Maerdy
- Development Opportunity
- Perimeter Of Village
- 5 Residential Units

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### AGENTS' REMARKS

A very interesting development site with planning for 5 residential units set within totally unspoilt countryside. Indeed a rare opportunity for medium sized developers and local builders alike.

### SITUATION

Betws Gwerfil Goch which is a totally unspoilt village is situated between Bryn S.M. on the Ruthin to Corwen Road and the A5 at Maerdy. The location plan shows the position of the property in relation to the village and the village in relation to the mentioned centres. It is an area from where an ever growing number of inhabitants do commute daily to Chester, The Wirral, Merseyside and the Midlands.

The towns of Ruthin and Corwen offer excellent shopping facilities, the A5 brings the property within easy travelling distance of Snowdonia and Anglesey and the coastal towns of North Wales. Within the Vale of Clwyd there is a choice of both Private and State Education System, the immediate serving areas also offer a selection of sporting and recreational pursuits, there are a number of golf courses in the area and indeed the property is surrounded by totally unspoilt countryside, ideal for walking and riding.

### PLANNING

Planning Permission has recently been granted for this small and select development of 5 units. A copy of the planning permission is incorporated within this brochure. Also incorporated within the brochure are plans of the proposed development. It must be understood that these plans have been reduced in size and whilst these are the plans which are acceptable to the local Planning Authority they may be revised should a developer so wish, such revision of course being the subject of negotiation with the Planning Authority.

### SERVICES AND UTILITIES

Planning:- Denbighshire County Council, Trem Clwyd, Canol y

Dre, Ruthin, Denbighshire (Tel: 01824 706000).

Highways:-Denbighshire County Council, 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).

All interested parties must make their own enquiries with the providers of the required services to ensure the availability and the cost of providing the same.

### TENURE

Property is freehold offered with vacant possession on completion.

### VIEWING

All interested parties when viewing should be in possession of a brochure and must ensure that the gates are left closed.

### IMPORTANT

(i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.

(ii) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

(iii) Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser such purchaser(s) must rely on their own enquiries.

(iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

(v) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

### DISPUTES

Should any dispute arise as to the boundaries or any points on the General Remarks, Stipulations, Particulars or Plans, or the



interpretation of any of them, the question shall be referred to the arbitration of the Selling Agents, whose decision acting as experts shall be final.

**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.

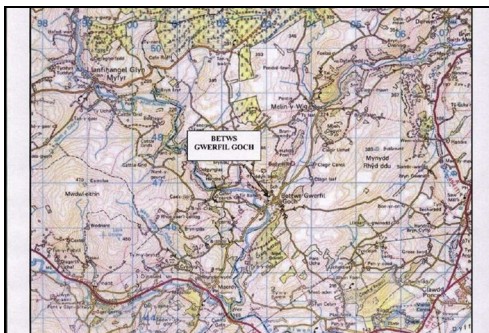
**EASEMENTS, WAYLEAVES**

- RIGHTS OF WAY. 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, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes 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.

**MISREPRESENTATION ACT**

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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

**LOCATION MAP**



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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