



**PLOT OF LAND CHURCH STREET, RHYL, LL18 2YA
OFFERS AROUND £125,000**

Welcome to Church Street, Rhuddlan - a charming location with a fantastic opportunity awaiting you! This building plot, situated in the heart of this picturesque town, offers a blank canvas for you to create your dream property. With space to let your imagination run wild, this plot provides the perfect foundation for your vision to come to life. Don't miss out on the chance to build your ideal home in this delightful setting.

The plot has outline planning permission for one dwelling, plans and permissions can be seen in our office at Russell Road, application number 44/2023/0783/PF.

Agents Notes

Please Read Carefully

- 1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
- 2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
- 3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
- 4. All viewings and negotiations are to be carried out through The Agents.
- 5. This sales detail is protected by the Laws of Copyright.
- 6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
- 7. Details prepared 12th August 2024
- 8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
- 9. ANY OFFERS SUBMITTED ON THIS LAND NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		