

# BOWEN

PROPERTY SINCE 1862



Outlook

Guide Price £150,000

Building Plot adjacent to Llanarth,  
Llantysilio, Llangollen LL20 8BU

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Land-Approximately 0.125 Acres



# Building Plot adjacent to Llanarth, Llantysilio, Llangollen LL20 8BU



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### General Remarks

An extremely rare opportunity to acquire a building plot for a superior detached family dwelling within the sought-after hamlet of Llantysilio in the Dee Valley having spectacular views over surrounding countryside. The plot has an activated planning permission for a split-level family home. Mains water, electricity and foul drainage are available to the site, which extends to an area of approximately 520 square meters - 0.125 or so acres.

**The Plot:** The site slopes upwards from the highway with a parking area to the front. The vendors of the property have commenced ground works at the property with preliminary excavations to the frontage area including either side via gabion-baskets. The plot has dimensions of approximately 12.5m x 41.5m - approximately 520 square meters - about 0.125 acres.

**Dwelling:** The planning permission is for a three-level house having living accommodation extending to approximately 232 square metres - approximately 2497 square feet. To the Ground Floor there is a Study, Utility and Shower Room. At First Floor level there is a Kitchen, Dining and Family Area, together with Snug and Bedroom and Bathroom. Master Suite and Second Bedroom with Bathroom on the Second Floor.

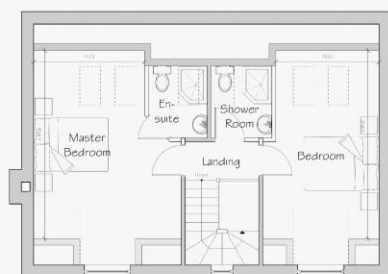
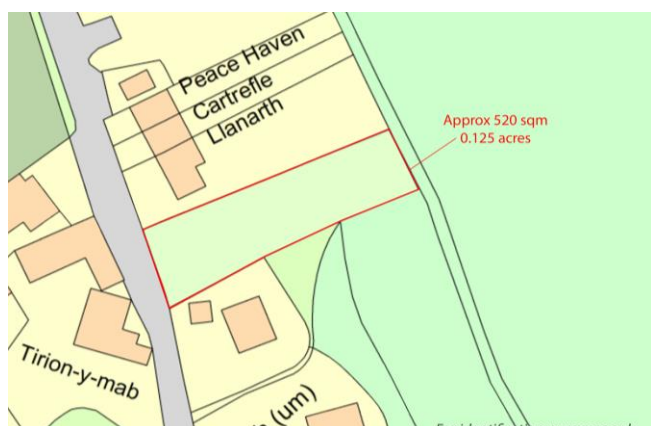
**Location:** Llantysilio is a village located close to the western end of the Llangollen branch of the Shropshire Union Canal, which leads through Llangollen (approximately 3 miles away), and on through the World Heritage Site at Pontcysyllte. The village has links that date back to the 13th century Abbey at Valle Crucis and it is at Llantysilio that Thomas Telford tapped the River Dee for the water supply for the canal at the picturesque Horseshoe Falls, where there is also the beautiful local Church. The locality is known for its stunning beauty and is a popular destination with walkers, passing through and enjoying the Clwydian Range and the dramatic views of the Eglwyseg Rocks.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

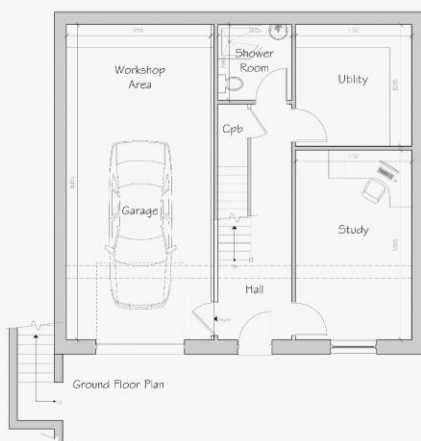
**Services:** Mains water, electricity and foul drainage are available to the property subject to statutory regulations.

**Planning Permission:** Planning Permission was granted for the development of the plot by Denbighshire County Council under Code Number 27/2016/0443/PS on the 5th April 2017. The planning permission has been activated by the vendor and is now set in perpetuity.

**Directions:** From Llangollen centre proceed down Castle Street and over the old Dee Bridge, turning left on Abbey Road towards Horseshoe Pass. Upon leaving the town pass over the hill and down into the dip past Llangollen Motor Museum. Take the next turning left and continue passing the picturesque Horseshoe Falls and the lovely Llantysilio Church, continuing to Llantysilio village. Turn right (behind the former Village School) when the plot will be approached on the right-hand side.



Second Floor Plan



Ground Floor Plan



First Floor Plan





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