

# BOWEN

PROPERTY SINCE 1862



Informal Tender Price Guide: Offers Over £25,000

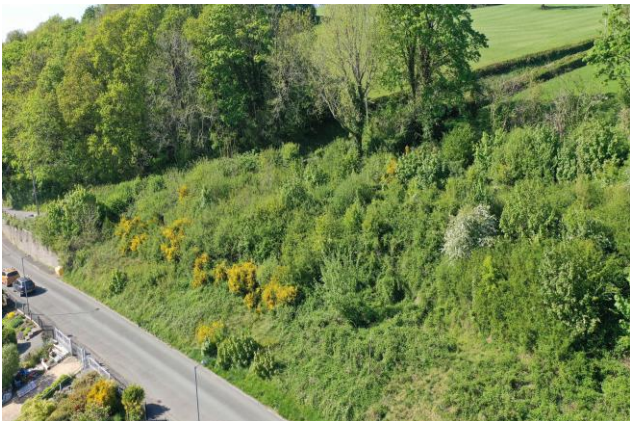
Land at Wern Road, Llangollen LL20 8DU



Land



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### General Remarks

Offers are invited by Informal Tender by no later than 12.00 pm midday on Monday 16th June 2025 for this approximately half acre portion of land, which is situated close to the Shropshire Union Canal on the northern side of Llangollen enjoying views over the town. The portion is included within the current settlement boundary as denoted by the Denbighshire Development Plan. All mains services believed to be available for connection subject to statutory regulations.

**The Site:** The title boundary to the portion for sale is held in two sections with a 'strip' in between that is held by SP Manweb. Beneath the SP Manweb portion there is understood to be electricity apparatus. An SP Manweb Plan is available from the Agent's Llangollen Offices - see paragraph 'Documentation' below. The larger portion of the two sections has been measured using the ProMap Ordnance Survey Software to extend to approximately half an acre. See plans attached.

**Conditions of Tender / Overage:** The property is located inside the Llangollen Town Settlement Boundary as delineated by the Denbighshire County Council Development Plan. The site does not presently have planning permission and is being sold with the provision of 'Overage' to the benefit of the current vendors. The Overage will be a claw-back clause of 50% of the development value of the site. The Overage will be triggered by the issue of a planning permission by Denbighshire County Council for residential development.

**Documentation:** Dialogue was entered into with Denbighshire County Council during 2021 under a Pre-Application remit. Response received from the Authority affirms that in principle a planning permission for residential development could be supported on the site. Additional documentation available for scrutiny from the Agent's Llangollen Offices includes... Denbighshire Pre Application Advice.

Ecological Impact Assessment.

Tree Survey, Schedule and Report.

Phase 1 Habitat Survey.

Topographical Assessment (Site cross-sections). SP Manweb Apparatus Plan.

Llangollen Tree Preservation Order Schedule.

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:** All mains services are understood to be available for connection to the site subject to statutory regulations. No formal reporting in this regard is available and prospective purchasers are advised to seek their own assurances.

**Ecological :** It has been revealed in the past that there has been badger activity upon the site. During 2021 a single active badger hole was located on the land, which was located to the upper north-east corner of the site. There were two other badger holes identified at that time, which were overgrown and were thought to be inactive. Underground connections could of course have been possible.

**Method Of Sale:** For sale by INFORMAL TENDER. Sealed offers are invited to the Agent's Llangollen Offices for the Freehold Interest of the property by no later than 12.00 pm midday on Monday 16th June 2025. Envelopes should be marked 'Land at Wern Road' to avoid accidental opening. Bids received shall be deemed to be individual purchasers 'final and best'. No negotiation will be entered into after the time and date specified.

**Directions:** From the Agent's Llangollen Offices proceed down Castle Street over the Dee Bridge and at the junction with Abbey Road turn right. Turn first left up Wharf Hill and pass over the Canal Bridge. Turn right. Continue and take the next fork right onto Wern Road, when the property will be observed on the left-hand side.







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