

Gronant

MM10920



**Former  
School/Youth  
Club**

**Offers Over  
£250,000**

Former School/Youth Club, Pentre Lane, Gronant, Prestatyn, LL19 9TP  
Offers Over £250,000 MM10920



**DESCRIPTION:** An opportunity to acquire the former school/youth club in the village of Gronant for redevelopment. There is no planning consent on this land and prospective purchasers should make their own enquiries. This is not a listed building.

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**GEORGE A MURRAY – RESIDENT PARTNER**

**Viewing by arrangement through Mold Office**

**Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088**

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

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**DIRECTIONS:** From the Mold office turn right and at the roundabout take the first exit. At the next roundabout take the third exit signposted Queensferry. Continue to the traffic lights and turn left proceeding through the village of Sychdyn to the traffic lights in Northop. Proceed straight ahead and at the next roundabout take the first exit signposted Conway onto the A55. At Junction 31 take the exit for Prestatyn, proceed in the direction of Caerwys and continue on the A5151 to Gronant. Turn left onto Pentre Lane where the property will be observed on the right hand side.

**PLANNING CONSENT:-** There is no planning consent on this land and prospective purchasers should make their own enquiries.

**TENURE:-** The site is freehold and offered with vacant possession.

**SERVICES:-** We are given to understand that mains electricity, water and drainage are connected, but it is for interested parties to make their own enquiries with the utility companies to ascertain further details.

**LEGAL FEES:-** The legal fees for both parties are to be paid by the purchaser.

**TERMS OF SALE: -** Informal Tender, written offers are invited (sealed bids). The closing date is 30<sup>th</sup> August 2024. All offers will be opened at the same time, the vendor is not committed to accepting the highest or any offer. The offer is not binding and on acceptance of any offer the transaction proceeds subject to contract.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT: -** Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE: –** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Title number / Rhif teitl CYM422895

These are the notes referred to on the following copy of the title plan.

Dyma'r nodiadau y cyfeirir atynt ar y copi canlynol o'r cynllun teitl.

This is a copy of the title plan on 9 DEC 2022 at 12:37:17. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

Copi yw hwn o'r cynllun teitl ar 9 DEC 2022 am 12:37:17. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EF ar adeg darparu'r copi hwn.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

Nid yw'r copi hwn yn 'Gopi Swyddogol' o'r cynllun teitl. Derbynnir copi swyddogol o'r cynllun teitl fel tystiolaeth mewn llys i'r un graddau â'r gwreiddiol. Mae hawl gan berson i indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swyddogol. Os hoffech gael copi swyddogol, mae gwefan Cofrestrfa Tir EF yn esbonio sut i wneud hyn.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

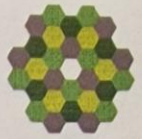
Mae Cofrestrfa Tir EF yn ymdrechu i sicrhau bod delweddau cynlluniau teitl o safon uchel a bod y raddfa yn gywir. Bydd ansawdd a chywirdeb unrhyw argraffiad yn dibynnu ar eich argraffydd, eich cyfrifiadur a'i osodiadau argraffu. Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell y terfynau. Gall fod gwyrtheddau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

This title is dealt with by HM Land Registry, Wales Office.

Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

# HM Land Registry Current title plan

Title number **CYM422895**  
Ordnance Survey map reference **SJ0982NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Flintshire / Sir Y Fflint**



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