



**CAMP ALYN, TAFARN Y GELYN
LLANFERRES**

J. Bradburne Price & CO
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~

A MOST ATTRACTIVE AND DESIRABLE LEISURE OPPORTUNITY

CAMP ALYN, TAFARN Y GELYN. LLANFERRES. NR MOLD, CH7 5SQ



A superbly situated development opportunity with detailed planning consent for 4 timber framed chalet style lodges.

01352 753 873

contact@jbradburneprice.com



CAMP ALYN, TAFARN Y GELYN, LLANFERRES, NR MOLD

A rare and desirable leisure/recreational opportunity.

Detailed planning consent for 4 timber framed chalet style lodges

Located in a popular and accessible tourist/visitor location within an Area of Outstanding Natural Beauty.

Mains water, electricity and sewerage to site.

Council road frontage and access

Loggerheads Country Park ½ a mile. Mold 3 miles. Ruthin 7 miles. Chester 18 miles.

For sale by Private Treaty

SOLE SELLING AGENTS

J. Bradburne Price & Co., 14/16 Chester Street, Mold, Flintshire, CH7 1EG. Contact Peter Lewis 01352 753873

01352 753 873

contact@jbradburneprice.com



The sale of Camp Alyn is a rare opportunity to acquire a leisure development site located in such a stunning, popular and accessible location. The site has the benefit of a detailed Planning Consent for the construction of 4 timber framed chalet style lodges, together with all associated works with mains water, electricity and drainage to site. Situated adjoining the council road leading from the small hamlet of Tafarn Y Gelyn to Moel Famau (Bwlch Pen Barras), the site is within the Clwydian Area of Outstanding Natural Beauty and also within proposals for a new North East Wales National Park (currently subject to consultation). The very popular Loggerheads Country Park, which in conjunction with Moel Famau attracts many visitors is within half a mile, whilst the market towns of Mold and Ruthin are within 5 miles, the historic City of Chester within 18 miles, the coast and Snowdonia with their wide range of attractions are within an hours travelling.

The One Planet Mountain bike centre is within 9 miles with many trails for all levels of mountain biking adventure

<https://oneplanetadventure.com>

The sale of Camp Alyn provides prospective purchasers the opportunity to develop a holiday business in a popular and increasingly sought after locality.

PLANNING CONSENT

The site has the benefit of a detailed planning consent issued by Denbighshire County Council dated 10th October 2024 Ref No: 21/2021/1157/PF for:- “erection of 4 No. timber framed holiday units and associated works”. An electronic copy of the Planning Consent together with supporting documentation, plans and surveys are available by email from the selling agents Mold office.

THE SITE

The site is conveniently situated amidst open countryside and extends in total to 0.6 acres (0.24 Ha) or thereabouts and comprises a slightly elevated setting with established and mature trees and landscaping with far reaching views across the Alyn Valley. The consent provides for 4 detached 2 or 3 bedroomed units within generous curtilages together with car parking and proposals for electrical charging points.

01352 753 873

contact@jbradburneprice.com



SERVICES

Mains water, electricity and drainage are connected to site. Prospective purchasers must make their own enquires as regards the capacity of these services to serve the proposed development.

LETTING PROJECTIONS

A marketing/letting projection has been prepared for the site by Hoseasons Ltd which provides indicative rates and rental income. A copy of the projections are available to purchasers from the selling agents.

TENURE

The site is sold freehold with the benefit of vacant possession upon completion.

VIEWINGS

The site can be viewed anytime during daylight hours with a set of sale particulars to hand.

EASEMENTS, WAYLEAVES, PUBLIC AND PRIVATE RIGHTS OF WAY

The property is sold to and with the benefit of all public and private rights of way, light, drainage, cable pylons and other easements, restrictions or obligations whether or not the same are described in these particulars or Contract of Sale.

SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or misstatement, fault or defect in the particulars and plans, neither shall such error, misstatement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

GUIDE PRICE

Offers in excess of £200,000

01352 753 873

contact@jbradburneprice.com



DIRECTIONS

From Mold take the A494 in the direction of Ruthin. After passing through Loggerheads take the right turn after approximately half a mile signposted Moel Famau and Cilcain. Stay on this road for approximately ¼ of a mile where the land/site will be found on the left-hand side.

POSTCODE

CH7 5SQ

WHAT3WORDS

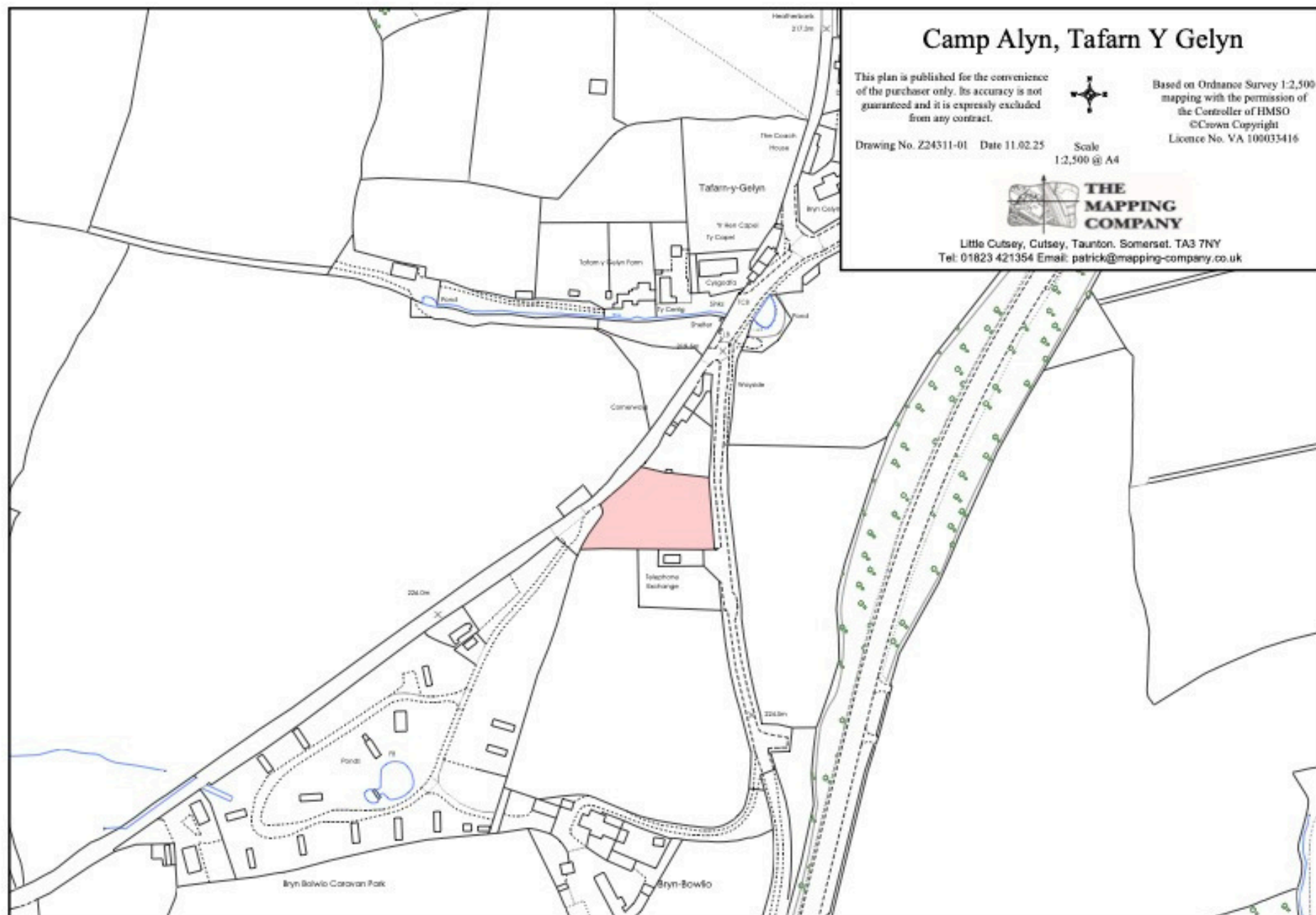
MENTIONS.BEND.TREATABLE

01352 753 873

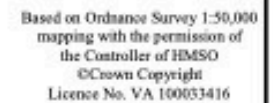
contact@jbradburneprice.com







This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.



5 Scale
1:50,000 @ A4



Little Cutsey, Cutsey, Taunton, Somerset. TA3 7NY
Tel: 01823 421354 Email: patrick@mapping-company.co.uk

