



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Heather Bank Tafarn-Y-Gelyn

Llanferres, Mold,
CH7 5SF

NEW
£190,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

An outstanding opportunity to acquire a 0.15-acre building plot in an enviable semi-rural location with full planning permission for a substantial four-bedroom detached family home.

Occupying an elevated position just off the A494 Mold to Ruthin Road, the plot enjoys far-reaching views across the surrounding countryside and the Clwydian Range Area of Outstanding Natural Beauty. The former bungalow has now been demolished, allowing the new owner to commence the construction of a contemporary family home without the need for demolition works.

Planning permission has been granted for an impressive four-bedroom detached residence, designed to make the most of the outstanding setting and countryside views. The approved plans provide spacious family accommodation, making this an ideal opportunity for self-builders, developers or those looking to create their dream home in one of North East Wales' most desirable rural locations.

Perfectly positioned between Mold and Ruthin, the plot offers the best of both worlds; peaceful countryside living with excellent accessibility. The popular village of Loggerheads is just moments away, offering beautiful woodland walks, whilst Moel Famau and the Clwydian Range provide endless opportunities for outdoor pursuits. Mold town centre is within easy reach for everyday amenities, supermarkets, cafés and schools, with excellent road links providing convenient access to Chester, North Wales and the wider motorway network.

A rare opportunity to create a bespoke home in a truly spectacular setting.



Planning permission approved for a four bedroom detached property. Plans available on request from the vendor. Additional Information can be observed via Denbighshire Council Planning Information: - search for "Heather Bank"



AML

Anti-Money Laundering Verification. Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Viewings

By appointment through the Agent's Mold Office 01352 751515. Our photos might have been enhanced with the help of AI.

