



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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The Rock, St. Asaph Road, Lloc, Holywell, CH8 8RD

- Large Detached Property with Land
- Versatile & Substantial Accommodation
- Possible Development Potential
- Former Public House
- Registered Smallholding with 3.44 Acres
- Numerous Outbuildings & Kennels
- Paddocks & Woodland
- Convenient Village Location

This substantial former village inn now enjoys residential status and offers extremely spacious and versatile accommodation set in approximately 3.44 acres comprising of grass paddocks and a small wooded area.

Numerous outbuildings sit within the curtilage and currently comprise of extensive kennelling and associated buildings, garaging and storage sheds and the property has previously benefited from planning consent for a large agricultural building (now lapsed). The property enjoys ample road frontage together with a sizeable car parking area, providing the possibility of some development potential, subject to the necessary permissions.

The main residence would lend itself ideal to provide a large family home with attached self-contained annex and benefits from numerous reception rooms and bedrooms together with a large cellar and spacious attic room, providing a blank canvas for incoming purchasers.

Centrally located within the village of Lloc, the property is well positioned to enjoy the surrounding countryside whilst being conveniently close to the A55 Expressway and the nearby town of Holywell, which offers an excellent range of amenities including shops, schools, and recreational facilities, ensuring that all your daily needs are met while still enjoying the peace and quiet of country life.

Ideally suited for investors and those with smallholding or equestrian interests and an ideal opportunity for families or individuals seeking a lifestyle change.

THE PROPERTY

The property comprises of a former village inn now enjoying residential status and is a registered smallholding with approximately 3.44 acres of grass paddocks and woodland. The current vendors have commenced some works to the main building but the property provides a blank canvas for incoming purchasers to adapt the property to their individual needs, subject to planning. The property benefits from a combination of gas and air source central heating.

Numerous outbuildings including kennels with kitchen area and covered run, detached garage with gas heating, 2 room timber summer house also with heating and

various other storage sheds. A floorplan is attached showing the footprint of the building and in addition, the property benefits from a 2 room cellar and large attic room.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

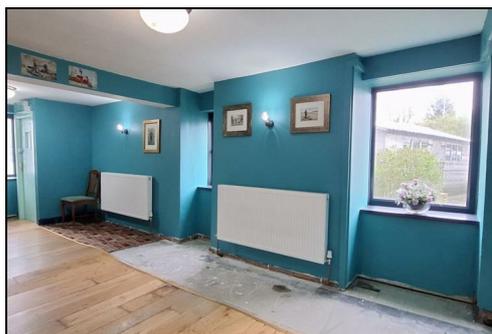
MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

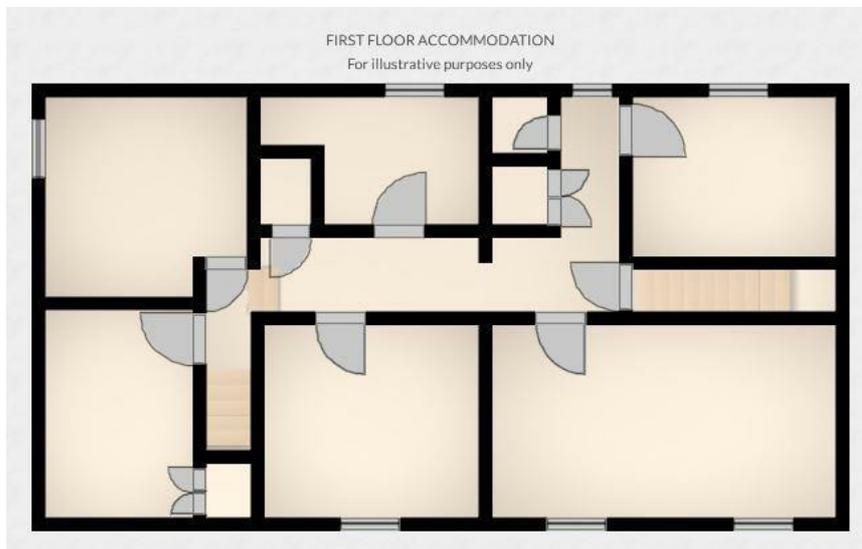
MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

COUNCIL TAX BAND F



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	59
(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





Produced on Land App, Dec 17, 2024
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