



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

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

**Land Adj. Hafod Y Green**

Trefnant, Denbigh, Denbighshire, LL16 4UN

**Offers Around £70,000**

A parcel of mainly deciduous woodland extending in total to an area of about 3.5 acres adjoining Hafod Y Green and Hafod Y Green Equestrian Centre for sale by private treaty.

**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.



## LOCATION

Located on the periphery of Trefnant village and adjoining Hafod Y Green, Hafod Y Green Equestrian Centre the land is mainly covered in a variety of mature deciduous trees together with a long partial of ground which extends for some distance along the periphery of bungalows adjoining Ffordd Cae Canol and Ffordd Pen Y Coed in Trefnant.

A parcel of mainly deciduous woodland extending in total to an area of about 3.1 acres adjoining Hafod Y Green and Hafod Y Green Equestrian Centre for sale by private treaty.

## ACCESS

The land is understood to benefit from rights of access over the private drive leading in to Hafod Y Green and Hafod Y Green Equestrian Centre. We are not aware of any easements, wayleaves or public right of way affecting the land.

## TREE PRESERVATION ORDERS

We understand a number of trees are covered by tree preservation orders, the details of which will be available on request.

## DIRECTIONS

From the Denbigh direction take the A525 towards St Asaph. Continue for some two miles and on entering Trefnant, turn right at the traffic lights onto the Mold road and continue for approximately 100 yards and bear left onto the road towards Tremeirchion. There are signs indicating the road is closed but this some distance further on, and the land fronts onto the road on the left just after the pair of semi-detached houses.

## TENURE

Freehold.

## VIEWING

At any reasonable time and their own risk. Please note the land is wooded and can be very heavily overgrown and uneven under foot.