



FOR SALE

Land at Llandrillo Road, Cynwyd, Corwen, LL21 0LU

Potential residential development site for approximately 15 units
0.49 hectares (1.21 acres)

On the instructions of



RHUG ESTATE
ORGANIC FARM

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CHARTERED SURVEYORS

Situation

The property is situated in an attractive rural setting on the outskirts of the village of Cynwyd. Cynwyd is a small village on the bank of the River Dee with views of the Berwyn Mountains.

The property is located off Llandrillo Road within close walking distance to the village centre and the local amenities including the St John Evangelist Church, The Blue Lion pub, SPAR and Post Office. The Ifor Williams Trailers is located on the eastern edge of the village and is a significant local employer.

The town of Corwen lies approximately 2 miles to the south west. Llangollen lies to the east (12 miles), Wrexham (22 miles) and Chester (34 miles) to the north east. Snowdonia National Park can be reached within a 25 minute drive and is located 17 miles to the west.

Description

The property comprises a broadly rectangular parcel of open grassland within a larger field. The east boundary of the land runs parallel to Llandrillo Road which leads out Cynwyd village to Llandrillo. The south boundary is hedgerow and backs onto residential property and Afon Trystion woodland. The remainder is surrounded by an open field. The site is largely clear with vegetation to part.

Tenure

Freehold

Opportunity

The property has been allocated for residential development in the Denbighshire County Council Local Development Plan (2006-2021, adopted June 2013) under reference DNBG667 providing potential development for approximately 15 units.





Planning Permission

The property does not presently benefit from planning permission. It is anticipated to accommodate a development scheme comprising approximately 15 residential units.

Offers

Conditional offers are sought for the freehold interest on the basis of the condition precedent to completion being the grant of planning permission for residential development at the property.

Method of sale

The property is offered for sale by private treaty.

Information Pack

A pack of legal and technical information is available on request.

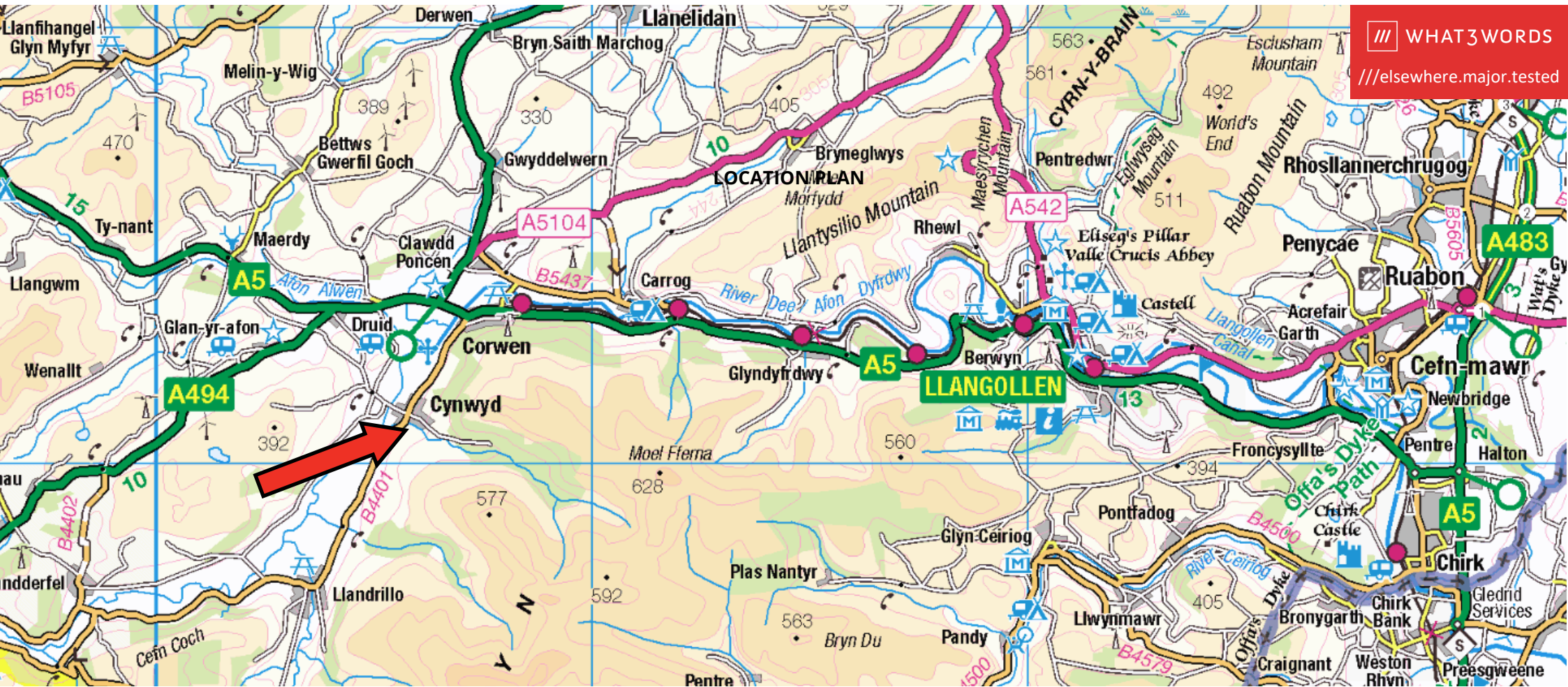
Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Location



Contact:



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DATE PREPARED: **March 2024**

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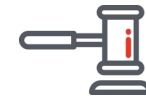
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