



FOR SALE

Land at Clawdd Poncen, Corwen

An allocated residential development opportunity
on a greenfield site of approximately 6.98 acres

On the instructions of



RHUG ESTATE
ORGANIC FARM

LegatOwen
CHARTERED SURVEYORS

Situation

The property is situated in the settlement of Clawdd Poncen, which lies approximately 1.3 miles north west of Corwen. The site lies adjacent to the A5104 and B5437.

Clawdd Poncen contains a mix of residential and industrial properties which are separated by the B5437 which runs westbound to the A5104 crossroads for Ruthin (north) and Llandegla, (north east) and Carrog (south east).

The property lies opposite the Ty'n Lliadiart Industrial Estate which is home to the headquarters for Ifor Williams Trailers and the Wholebake food manufactures. To the south lies residential housing and village amenities including a village shop and Ysgol Caer Drewyn Primary school. Open fields lie to the immediate south west and beyond the A5104 to the north west.

The town of Corwen lies approximately 1.3 miles to the south situated on the banks of the River Dee and beneath the Berwyn mountains and offers retail facilities along with cafes, public houses and train station. Llangollen lies to the west (11 miles), Wrexham to the east (22 miles) and Chester to the north east (34 miles). The Snowdonia National Park is located approximately 17 miles to the west.

Description

The property comprises a broadly rectangular parcel of open grassland of approximately 6.98 acres in size. The boundaries are predominantly hedgerow, interspersed with trees. A stream runs along the south-eastern boundary.

Tenure

Freehold

Development Opportunity

The property (along with the neighbouring local authority depot) is allocated for residential development in the Denbighshire County Council Local Development Plan (2006-2021, adopted June 2013) under reference DNBG625, with development potential for approximately 128 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.

Lotting

Consideration will be given to offers to acquire the property in phases or part thereof.

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 and identification 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

Land at Clawdd Poncen, Corwen



///sanded.worms.slips

Contact:



Will Rees
07590 331345
willrees@legatowen.co.uk



Hannah Baker
07708 714627
hannahbaker@legatowen.co.uk

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: **March 2024**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk