

DEVELOPMENT OPPORTUNITY

**PEN PALMANT LAND
LLANDYRNOG
DENBIGH
DENBIGHSHIRE
LL16 4HG**



GUIDE PRICE: £1,650,000

A parcel of prime Vale of Clwyd land extending in all to **4.20 acres** (1.7ha) or thereabouts having **outline planning permission** for **40 Residential Units** (affording exceptional views towards the Clwydian Hills); situated in the sought after village of Llandyrnog, being some 4 & 5 miles from the Historical Market Towns of Denbigh & Ruthin respectively .

FOR SALE BY PRIVATE TREATY

**The sale of this property is being conducted through our Colwyn Bay Office
(Tel: 01492 510360)**

Plas Eirias Business Centre / Abergele Road / Colwyn Bay / Conwy / LL29 8BF
Tel 01492 510360 **Fax** 01492 512151 **Email** colwynbay@dmpropertyconsultants.com

GENERAL REMARKS

SITUATION

The property is situated in the village of Llandyrnog as shown for identification purposes only on the Site & Location Plans accompanying this brochure (being some 10 miles from the A55 North Wales Expressway, affording access to Chester, Merseyside and beyond).

From the A525 Denbigh bypass proceed towards Llandyrnog for approximately 3 miles and at the roundabout take the 3rd exit. Continue for approximately 0.7 mile and then turn left at the crossroads, within the Village centre (in the direction of Llangwyfan). The subject land is thereafter located within some 0.1 mile, on the left, adjoining established residential development.

TENURE & POSSESSION

The property is Freehold and offered with vacant possession upon completion.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment via our Colwyn Bay office (Tel 01492 510360)

NB Inspections of the property will be undertaken at own risk and neither the Vendor nor their appointed Agents will be responsible for any loss or injury sustained in consequence.

MODE OF SALE

The property is being offered for sale by Private Treaty .

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the property or any part of it or any rights attached to it becomes a chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser(s).

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY ETC

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligation; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Selling Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of the Agents Davis Meade Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contact. Certain boundary lines on site may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

LOCAL AUTHORITY

Denbighshire County Council, Caledfryn, Smithfield Road Denbigh LL163RJ. (Tel:01824 706100).

PUBLIC UTILITIES

Electricity :- Scottish Power Plc., Rhostyllen, Wrexham LL14 4DW (Tel: 0845 2721212 / 0845 7292292).

Water :- Dŵr Cymru / Welsh Water, Dŵr Cymru Depot, Developer Services, PO Box 3146,Cardiff.CF30 0EH
(Tel: 0800 917 2652).

IMPORTANT

1. These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries.
5. Where any reference is made to Planning Permission or potential uses, such information is given by Davis Meade Property Consultants in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans (or the interpretation of any of them) the questions shall be referred to the arbitration of the Selling Agents, Davis Meade Property Consultants, whose decision acting as Vendor's Agents shall be final.

PARTICULARS OF THE PROPERTY

DESCRIPTION OF PEN PALMANT LAND

(shown for identification purposes only edged 'red' on the appended Site Plan).

A parcel of prime Vale of Clwyd land extending in all to **4.2 acres** (1.7ha) or thereabouts, which abuts onto a public roadside perimeter, having **outline planning permission for 40 Residential Units** .

This parcel (which is accessed presently via Pen Palmant homestead) is conveniently located abutting the favoured rural, Vale of Clwyd settlement of Llandyrnog. Within the village, amongst other facilities, there is a General Store & Post Office, Butcher's Shop, Primary School & 3 Public Houses.

PLANNING PERMISSION

Outline Planning Consent [renewed on **30th July 2020 - Code No 18/2020/0430**] as well as, latterly, Reserved Matters Consent (**Code No. 18/2020/0594/PR dated 20th November 2020**) have been granted, subject to conditions, for the residential development of 1.74 ha of land by the erection of 40 no. dwellings and associated works (including access and layout). The updated Layout Plan (applicable to the above-mentioned Reserved Matters Consent) refers to a "Residential Mix" comprising in summary:- 26 Detached Houses (being 18 with 3 Bedrooms & 8 having 4 bedrooms) ,2 Detached Bungalows & 12 Town Houses .

A Copy of the Decision Notices & Plans (applicable to Outline, discharge of Conditions & Reserved Matters Consents) are available for inspection on the Denbighshire County Council Website via the Local Authority's online planning application search facility:- [Planning \(denbighshire.gov.uk\)](http://Planning(denbighshire.gov.uk)). Interested parties should consult with Denbighshire County Council's Planning Department should there be any specific queries or clarification required in this respect (Tel : 01824 706100).

SERVICES

We are given to understand that mains electricity, mains water & mains drainage (but no mains gas) are located in the vicinity.

NB Interested parties must satisfy their own requirements in all respects (including availability & capacity) prior to a commitment to purchase.

MISDESCRIPTION ACT 1967

These particulars, whilst believed to be accurate, are set out 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 Davis Meade Property Consultants has the authority to make or give any representations or warranty in relation to the property.

MONEY LAUNDERING & TERRORIST FINANCING & TRANSFER FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017 (as amended)

In order to conform with the Money Laundering & Terrorist Financing & Transfer of Funds (information on the Payer) Regulations 2017 (as amended), ALL prospective purchasers must complete a **DMPC Identify Verification questionnaire** (available from our Colwyn Bay office- Tel 01492 510360) **IN ADVANCE OF ANY OFFER BEING ACCEPTED SUBJECT TO CONTRACT** (and also provide proof of identification and address as well as confirmation of the funding source for the potential purchase).

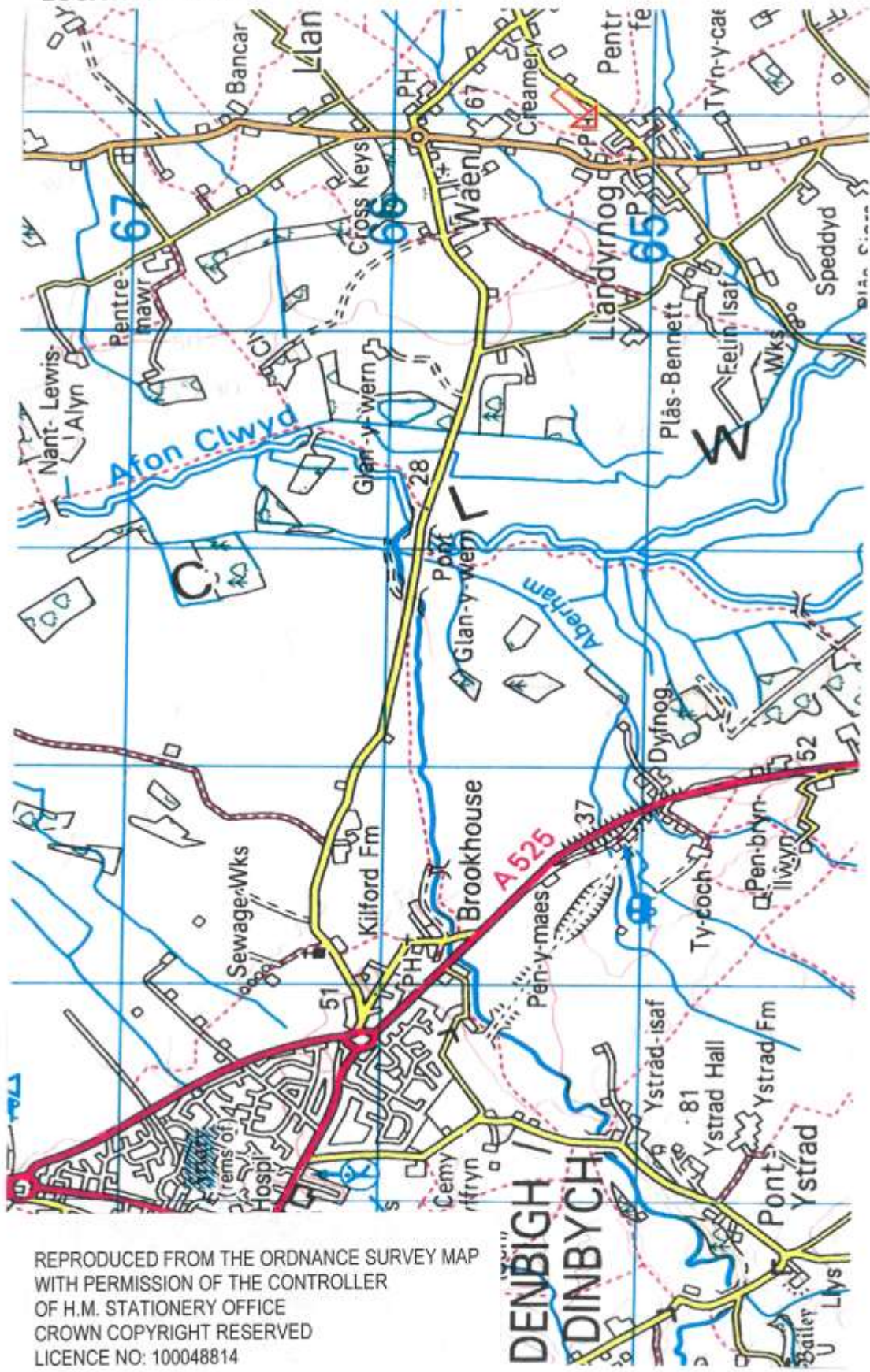
SITE PLAN

**FOR IDENTIFICATION PURPOSES
ONLY**



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LOCATION PLAN



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