



Roger Parry  
& Partners

2.38 acres of Development Land

Land off Maes Y Wennol, Rhewl Fawr Road,  
Pen-y-ffordd, Holywell, Flintshire, CH8 9AB



For Sale - Land off Maes Y Wennol, Rhewl Fawr Road,  
Pen-y-ffordd, Holywell, Flintshire, CH8 9AB

Offers in the region of £450,000

- Site area of 2.38 acres (0.96 ha) .
- Planning consent for 23 residential dwellings.
- Close to the sea.
- 18 two bed dwellings and 5 three bed dwellings.
- Access to adopted highway.
- A55 and A548 nearby.

**Description:**

A slightly sloping site adjoining dwellings on three sides in an edge of village location benefiting from planning consent for 23 residential dwellings. Penyffordd is close to a primary school, post office, public house, church, chapel, takeaway and shops.

**Planning Reference:**

Flintshire County Council - 055398

**Local Authority:**

Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF.

**Services:**

Mains water and mains electricity are adjoining the site.

**Boundaries:**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendors Agent are responsible for defining the boundaries or ownership thereof.

**Tenure:**

The freehold of the land is to be sold with vacant possession.

**Method of Sale:**

Sale by Private Treaty.

**Access:**

Inspection of the site is allowed providing you have copies of these details with you, after notifying Roger Parry & Partners first.





### Directions:

Travelling on the A458 coastal road from Deeside, turn left into Pen-y-ffordd at the Llinegar Inn onto Picton Road. After 3/4 mile, turn left into Rhewl Fawr Road, before taking the first right into Maes Y Wennol. The land is at the end of the cul de sac.

### Viewings by appointment only please contact:

Roger Parry FRICS

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**Important Notice:** 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.

