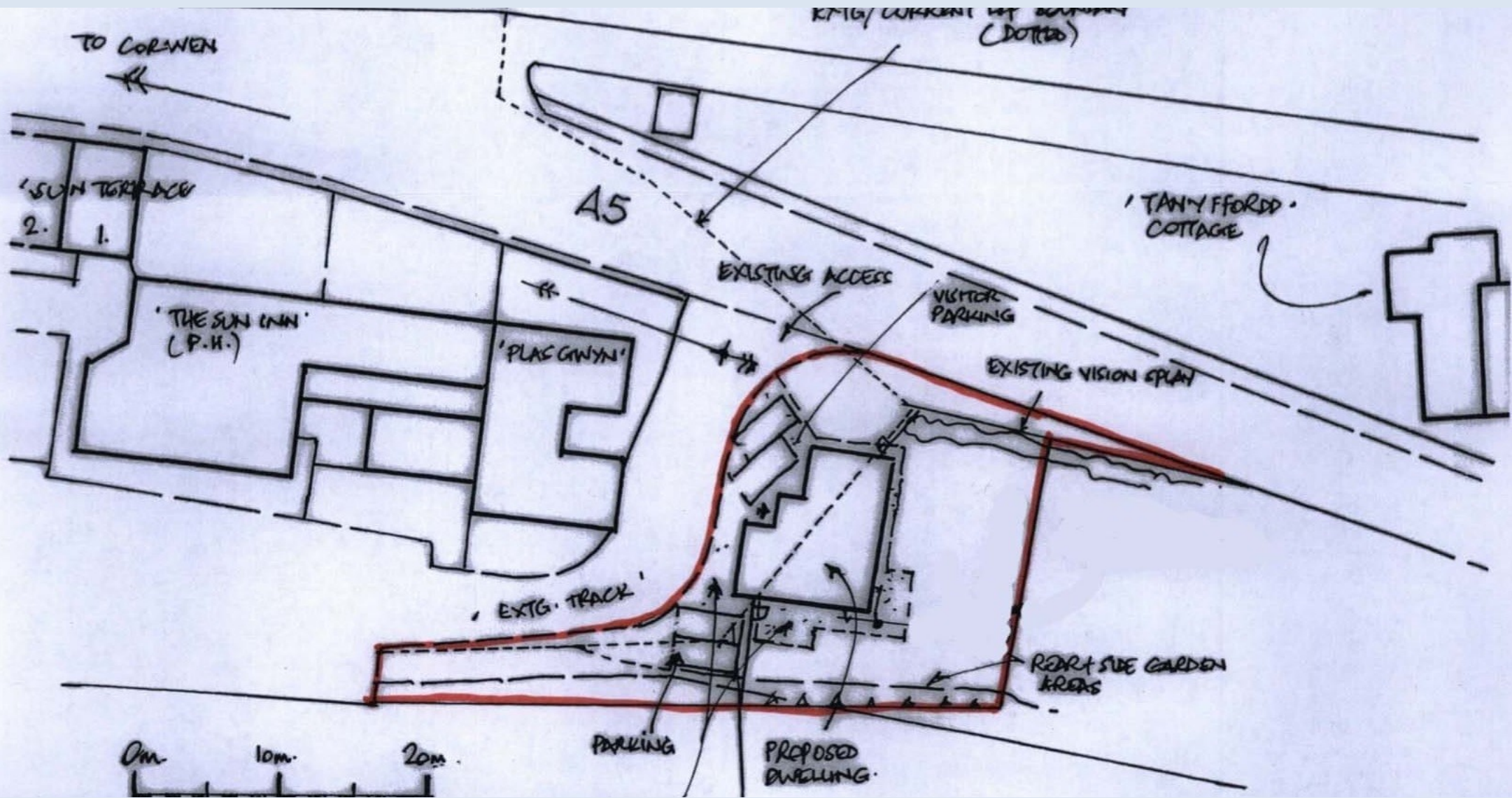




**Roger Parry & Partners**

**LAND TO THE SIDE OF PLAS GWYN/SUN INN  
TERRACE, GLYNDYFRDWY, CORWEN, LL21 9HS**





### LAND TO THE SIDE OF PLAS GWYN/SUN INN TERRACE

Glyndyfrdwy | Corwen | LL21 9HS—Offers in the Region of: £60,000

An exciting opportunity to purchase a single building plot with outline planning permission granted (05/2014/0849/PO) extending to approximately 500 square metres which fronts the A5 and enjoys most delightful views to the fore. Viewing fully recommended by the owners agents. All enquiries please contact our agents Oswestry office (01691) 655334.



## SITUATION

The single building plot is located within the village of Glyndyfrdwy with excellent access onto the A5 highway. The popular eisteddfod town of Llangollen is located approximately 5 miles away which is host to an excellent range of local amenities.

## LOCAL AUTHORITY

Denbighshire County Council, Wynnstay Road, Ruthin, LL15 1YN  
Telephone: 01824 706000.

## TENURE

The land is sold Freehold and Vacant Possession will be granted on completion.

## METHOD OF SALE

The land is offered for sale by Private Treaty.

## BOUNDARIES

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

## PLANNING

Outline Planning Permission has been granted - Application No: 05/2014/0849/  
PO for the erection of a single dwelling dated 25th February 2019.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not.

## SERVICES

*We have been advised by the seller that mains services are available nearby for connection subject to the necessary statutory consents.*

**DIRECTIONS from Oswestry** - Proceed toward Wrexham on the A483 and take the third exit at the Gledrid roundabout. Proceed taking the first exit at the next roundabout onto the A5. Continue through the village of Froncysyllte and through the traffic lights upon reaching Llangollen. Proceed leaving Llangollen and continue until reaching the village of Glyndyfrdwy where the plot will be located on the left hand side as identified by our For Sale board.







[www.rogerparry.net](http://www.rogerparry.net)

Oswestry ~ Welshpool ~ Shrewsbury ~ Llanidloes  
Sales ~ Planning ~ Valuations ~ Estate Management

Viewing of the property is by appointment only, please contact :

**Mark S.Hudson BSc (Hons), FNAEA, MARLA.**

**Tel: 01691 655 334 Email: [markhudson@rogerparry.net](mailto:markhudson@rogerparry.net)**



**Important Notice:**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.