



Land & Development in CH7

Plas Lane, Llanarmon-yn-Ial, Mold,
Denbighshire, CH7 4QJ

£405,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ full detailed planning permission for conversion to provide an individual contemporary four
- ✓ Freehold

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Plas Farm Barn, Plas Lane, Llanarmon-yn-Ial, Mold, Denbighshire, CH7 4QJ

We are delighted to bring to the market this partial completed development of a site located close to Ruthin in North Wales.

The site is pleasantly situated within open countryside with easy access from the main road and comprises of an extended barn conversion which has been completed so far as walls, windows / doors & roof only, in a site of approximately 1.58 acres.

The development has full detailed planning permission for conversion to provide an individual contemporary four bedroom home including a package treatment plant. Planning Consents 15/2017/0287/PF and 15/2018/0965/LB

To the rear of the already constructed property is a Portal Framed Shed and the site enjoys the benefit of a mainly concrete driveway entrance from the road. **The large concrete and portal frame stock shed to the northern side of the barn and land adjoining is included in the sale. It is a large versatile building ideal for converting into stables with yard, general storage ideal during construction as it could readily be enclosed to all sides.

The land extends to approximately 1.2 acres and is mainly to the east of the house and shed, and has separate gated access ideal for owners seeking to use this for horses as this area has a reputation for its bridleways and lanes most notably leading into the Clwydian Hills.

The site is fully accessible from the roadside and our team will be holding an open viewing of the property in October (Date to be set) - if you wish to register and be notified of the open viewing date please register with us now.

Price: Starting Bid £405,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Off Street

Site details

The site is pleasantly situated within open countryside with easy access from the main road and comprises of an extended barn conversion which has been completed so far as walls, windows / doors & roof only, in a site of approximately 1.58 acres.

Location

The land extends to approximately 1.2 acres and is mainly to the east of the house and shed, and has separate gated access ideal for owners seeking to use this for horses as this area has a reputation for its bridleways and lanes most notably leading into the Clwydian Hills.

Tenure

Title Number CYM775643 - Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Plas Lane, Llanarmon-yn-Ial, Mold, Denbighshire, CH7 4QJ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

