

COMMERCIAL &
INDUSTRIAL
AGENTS

Guy
WOODCOCK
AND COMPANY

DEVELOPMENT &
MANAGEMENT
SURVEYORS

0800 083 3216

FOR SALE

LAND AT THE COTTAGE

COED Y GRAIG

PENYMYNDD

CHESTER

CH4 0XD

LOCATION

Situated within the popular district of Penymynydd, the property is almost equidistant between the commercial centres of Chester, Mold, and Wrexham. Easy access is gained to the A55 southerly by pass with its links to North Wales, the Chester Business Park and M53 / M56 motorway networks. Excellent local schooling is available close by for nursery, primary, and secondary education. Padeswood Golf Course is situated within two miles and good day-to-day amenities lie in the nearby village of Penyffordd.

DESCRIPTION

Development site with the benefit of Outline Permission for the erection of two two-storey detached dwellings with additional land for garden or further potential development, subject to amendment to the Planning Permission.

The site is located with potential access off Coed Y Graig, a modern development of detached houses on the outskirts of Penymynydd.

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

The site currently has a detached cottage which is need of demolition and will allow for redevelopment of the site following Detailed Planning Permission. Also within the ownership is an area of land at the rear and a strip of land giving access to Coed Y Craig, this site can be incorporated into the development, but Planning Permission was only granted on part of the site on 22nd October 2008 by Flintshire County Council, a copy of which is attached to these particulars.

SERVICES

We understand mains water, gas, electricity, and foul drainage are either available on the site or within Coed Y Graig.

PLANNING

Outline Planning Consent was granted for the erection of two two-storey dwellings on the 28th October 2008 under Plan Reference 044986.

TENURE

The property is understood to be held freehold under two separate Title documents CYM480414 and WA625266.

PRICE

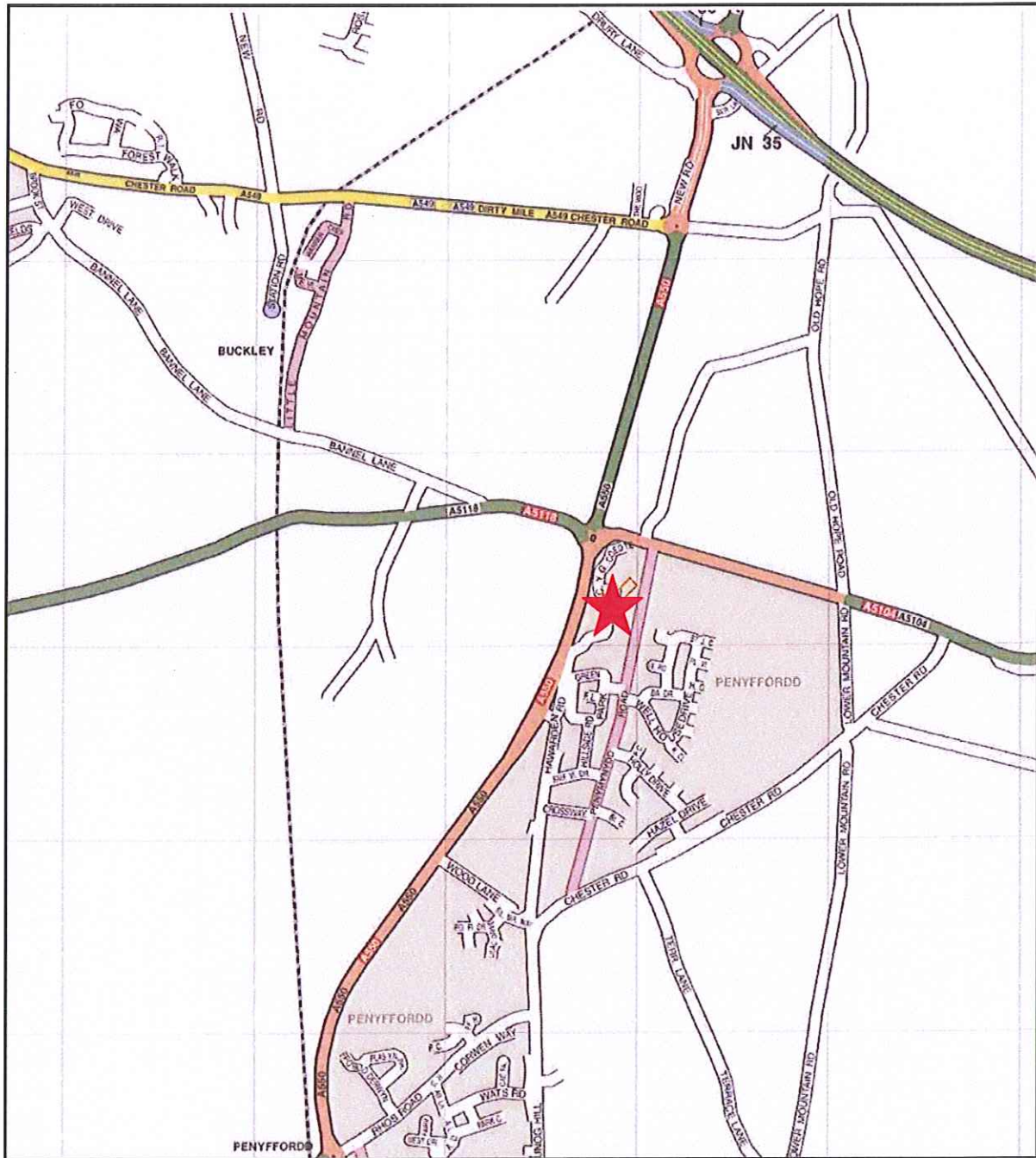
Offers are being sought for both parcels of land in the region of **£150,000**.

VAT

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

VIEWING

To arrange to view this property please call Guy Woodcock and Company on (01244) 817160.



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Flintshire County Council

Directorate of Environment
and Regeneration
County Hall, Mold,
Flintshire. CH7 6NF

Tel: 01352 752121
Fax: 01352 756444



Cyngor Sir y Fflint

Cyfarwyddiaeth yr Amgylchedd
ac Adfywio
Neuadd y Sir, Yr Wyddgrug,
Sir y Fflint. CH7 6NF

Ffôn: 01352 752121
Ffacs: 01352 756444

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
PWYSIG - MAE'R GYFATHREBIAETH HON YN EFFEITHIO AR EICH EIDDO**

**TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER, 1995**

To: Mr Christian Maddison
25 Clwyd Avenue
Prestatyn
Denbighshire LL19 9NG

Application No: 044986

For: Rosehill Property Ltd
25 Clwyd Avenue
Prestatyn
Denbighshire LL19 9NG

In pursuance of their powers under the above Acts and Order the County Council as
Local Planning Authority **PERMITS:**

PROPOSAL: Outline - Erection of 2 No. two storey detached dwellings

LOCATION: The Cottage, Coed Y Graig, Penymyndd, Chester, CH4 0XD

In accordance with the particulars and plans comprising your application received
complete on 12th August 2008 subject to the attached conditions.

Application No: 044986

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

REASON: The application is submitted in outline only and no details of the development have been submitted

2. (i) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission

(ii) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters, whichever is the later.

REASON: To comply with Sections 91 to 93 of the Town and Country Planning Act, 1990 (as subsequently amended).

3. The development shall not be commenced until a scheme of disposal of foul sewage and surface water from the site has been submitted to and approved in writing by the local planning authority. Drainage from the site shall thereafter be in accordance with the approved scheme.

REASON: Drainage details have not been submitted as part of the application.

4. Foul water and surface water discharges shall be drained separately from the site.

REASON: To protect the integrity of the public sewerage system.

5. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

6. Land drainage run-off shall not be permitted to discharge, either directly, or indirectly, into the public sewerage system.

REASON: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

7. The existing splayed access to the site shall be altered in order to accord with the attached standard detail relating to a single residential access.

REASON: To ensure the formation of a safe and satisfactory means of access in the interests of maintaining highway safety.

Application No: 044986

NOTES TO APPLICANT


1. This permission relates to the following particulars received by the Local Planning Authority.

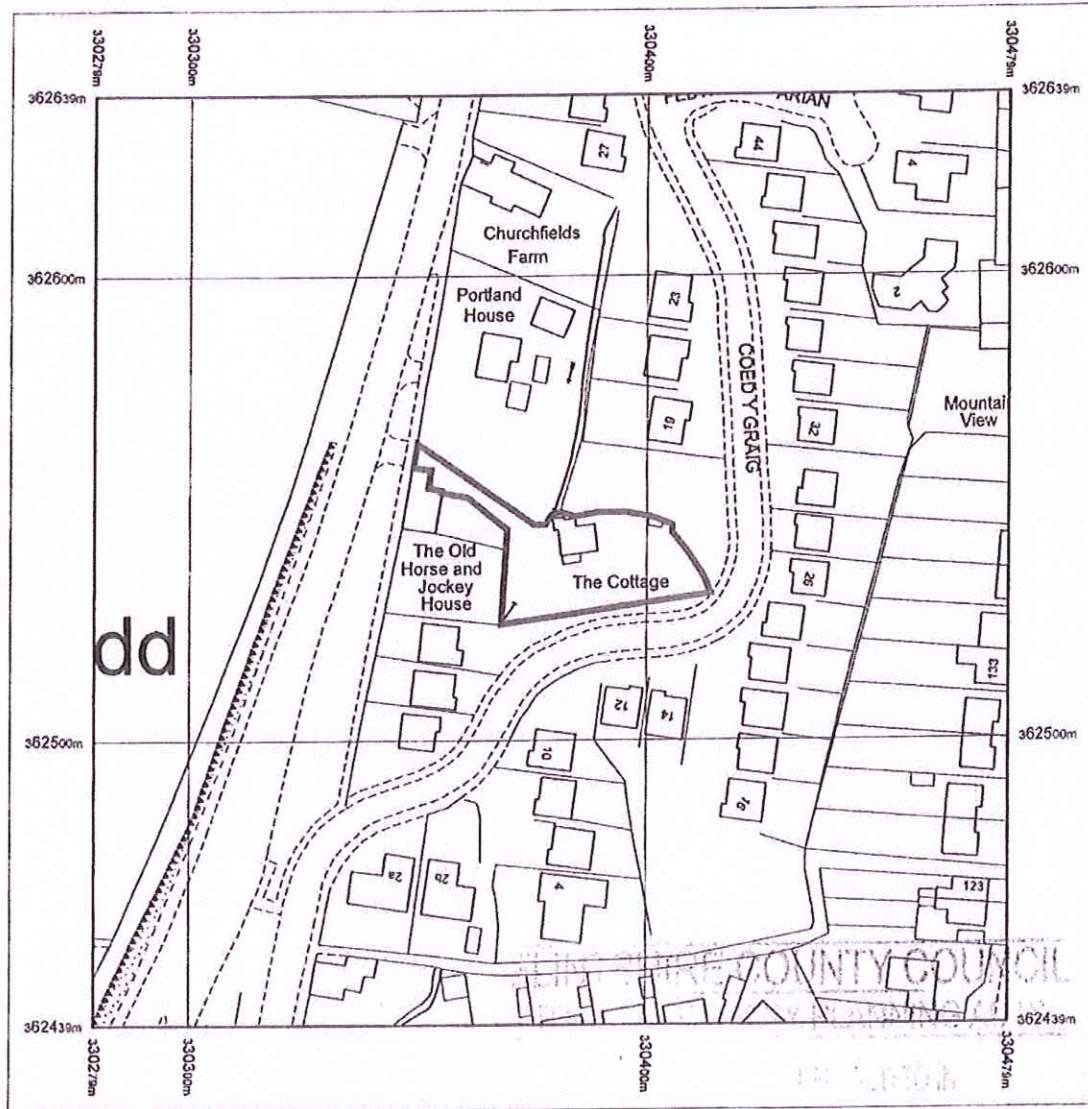
- Application form received 12th August 2008.
- Location plan at scale 1:1250 received 2nd May 2008.
- Block plan at scale 1:500 received 2nd May 2008.

2. You are reminded that this permission must be carried out strictly in accordance with the above specified plans and the conditions referred to upon this certificate of decision. If any amendments are proposed, you should NOT proceed without first obtaining the written approval of the Local Planning Authority.

3. Any development carried out without compliance with the plans and particulars forming this permission, or without full compliance with the conditions of this permission, is entirely at the owners/developers risk and will not prejudice the Local Planning Authority in respect of any decision it may make to take formal enforcement action.

Dated: 22nd October 2008

Signed: 
Acting Head of Planning Services



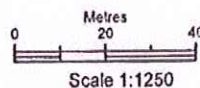
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Supplied by: Flintshire C C
Serial number: 00025500
Centre coordinates: 330379 362539

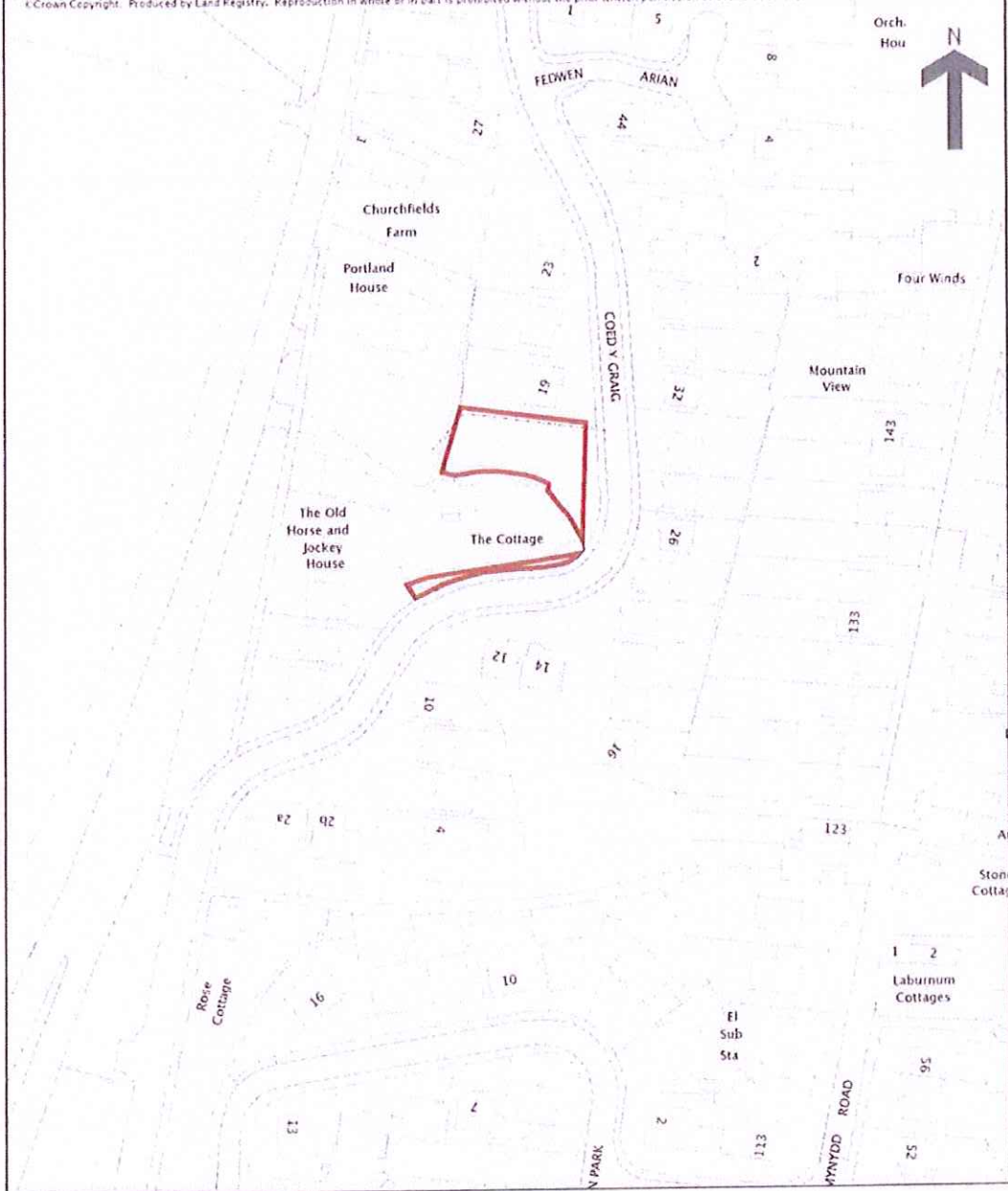
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

Land Registry
Current title plan

Title number **CYM480414**
Ordnance Survey map reference **SJ3062NW**
Scale **1:1250**
Administrative area **FLINTSHIRE / SIR Y FFLINT**



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This copy of the title plan is incomplete without the preceding notes page.

Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau

Web Site: www.guywoodcock.com ■ Email: enquiries@guywoodcock.com