

## LOT 2 : GUIDE PRICE £20,000

# Land near Ty Newydd, Llandynan, Rhewl, Llangollen LL20 7YU



### General Remarks

Occupying a pleasant rural location with far-reaching views and yet only three miles from Llangollen, this small parcel of land is an intriguing proposition for any new buyer. The site currently houses a redundant store building surrounded by conifers. Once cleared, the site would lend itself to being used as a parking area but offers potential for another structure to be erected, which could be used for a variety of different uses, subject to the necessary consents from Denbighshire County Council. Frontage is approximately 11 metres.

### Location

The parcel of land is situated in a delightful rural location having views over the Dee Valley close to river walks and Horseshoe Falls and only three miles or so from the town of Llangollen, which is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day-to-day facilities including good Schooling, a new Health Care Centre, a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques. The area is also well known centre for outward bound activities such as kayaking and is a hiker's paradise. There are several Hotels and a good range of Cafes, Bars and Restaurants.



### Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 inclusive of VAT. For further details on fees payable please consult the legal pack.

### Further information

*Solicitors*—Mr Barry Ashton, Solicitor of 21 Bridge Street, Llangollen, LL20 8PF. Tel: 01978 861140.

### Directions

From Llangollen town centre proceed down Castle Street over the Dee bridge and at the junction turn left into Abbey Road. Continue for approximately a mile before turning left at Pentrefelin signposted Llantysilio. Continue past the Horseshoe Falls and Llantysilio Church and on into Llantysilio village. As you enter the village branch right at the fork in the road and continue up the hill. Follow this road until just before a red telephone box on the left-hand side, at which turn right up the track, and the land will be observed on the right-hand side of the lane.



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