

FOR SALE

Development Site Opportunity - Prestatyn

Site Area 0.17 Acres

Town Houses Scheme

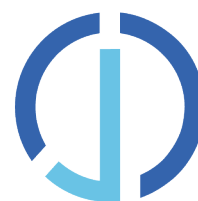


Apartment Scheme



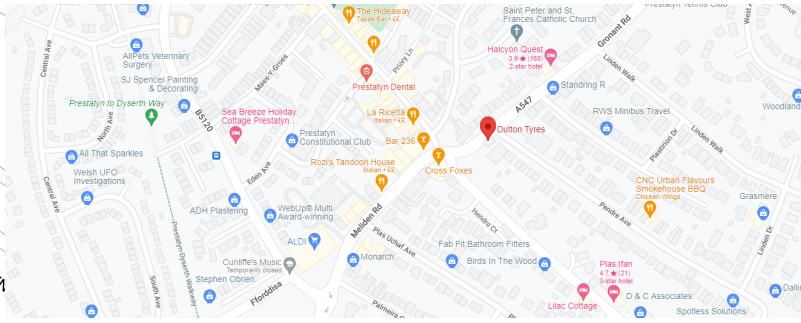
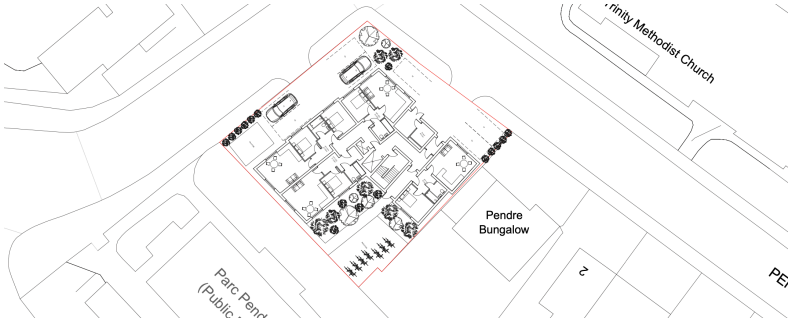
Detailed Planning Submitted for Four 3-Storey Town Houses or 8 Luxury Flats

- Located In Upper Prestatyn
- Affluent Residential Area
- Close To Prestatyn Town Centre
- To Be Sold With Detailed Planning Permission



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The site provides a corner location fronting onto both Gronant Road (A547) and Pendre Avenue towards the top of the High Street in Prestatyn. The site is currently operated as a garage / workshop. The surrounding area provides an affluent residential area mainly of semi-detached / detached dwellings within the upper part of Prestatyn. Prestatyn is a seaside town within Denbighshire. It is located on the Irish Sea coast, Rhyl is approximately 5 miles to the east and Prestatyn has a population in the region of 20,000. The town also benefits from excellent shopping within walking distance for restaurants, bars and also Prestatyn retail park anchored by Marks and Spencers, Tesco with a range of national multiples within the Park and also a number of niche occupiers within the High Street which is a short walking distance away. To the rear of the proposed site, it gives excellent views towards Prestatyn Mountain and with possible views at a level towards the coast at a distance.

The land provides a rectangular shaped site within a well-established residential area accessed of both Gronant Road and Pendre Avenue within Prestatyn. The site bounds Parc Pendre, a well established and popular location for picnics, resting with park benches, established trees for the local community.

DESCRIPTION

The site provides a former mechanics garage with forecourt closed some years ago as a petrol filling station, the tanks have been decommissioned and left in situ. The garage benefits from small reception office, storage and workshop building to the rear with a concrete hard standing surrounding the front and side of the site.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

| | |
|-----------|------------|
| Site Area | 0.17 acres |
|-----------|------------|

PLANNING

Detailed planning has been submitted for two separate schemes, one for 8 luxury apartments all two bedroomed units with sizes from approximately 66-82m² some with balconies and or 4 three storey Town Houses each approximately 130m². Full plans elevations available on request. Both schemes will have car parking provision and scope for landscaped gardens.

TENURE

We understand the land is held freehold

TERMS

The site is For Sale Freehold subject to obtaining planning permission.

PRICE

Offers in the region of

£500,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424

jonathan@jorealestate.co.uk