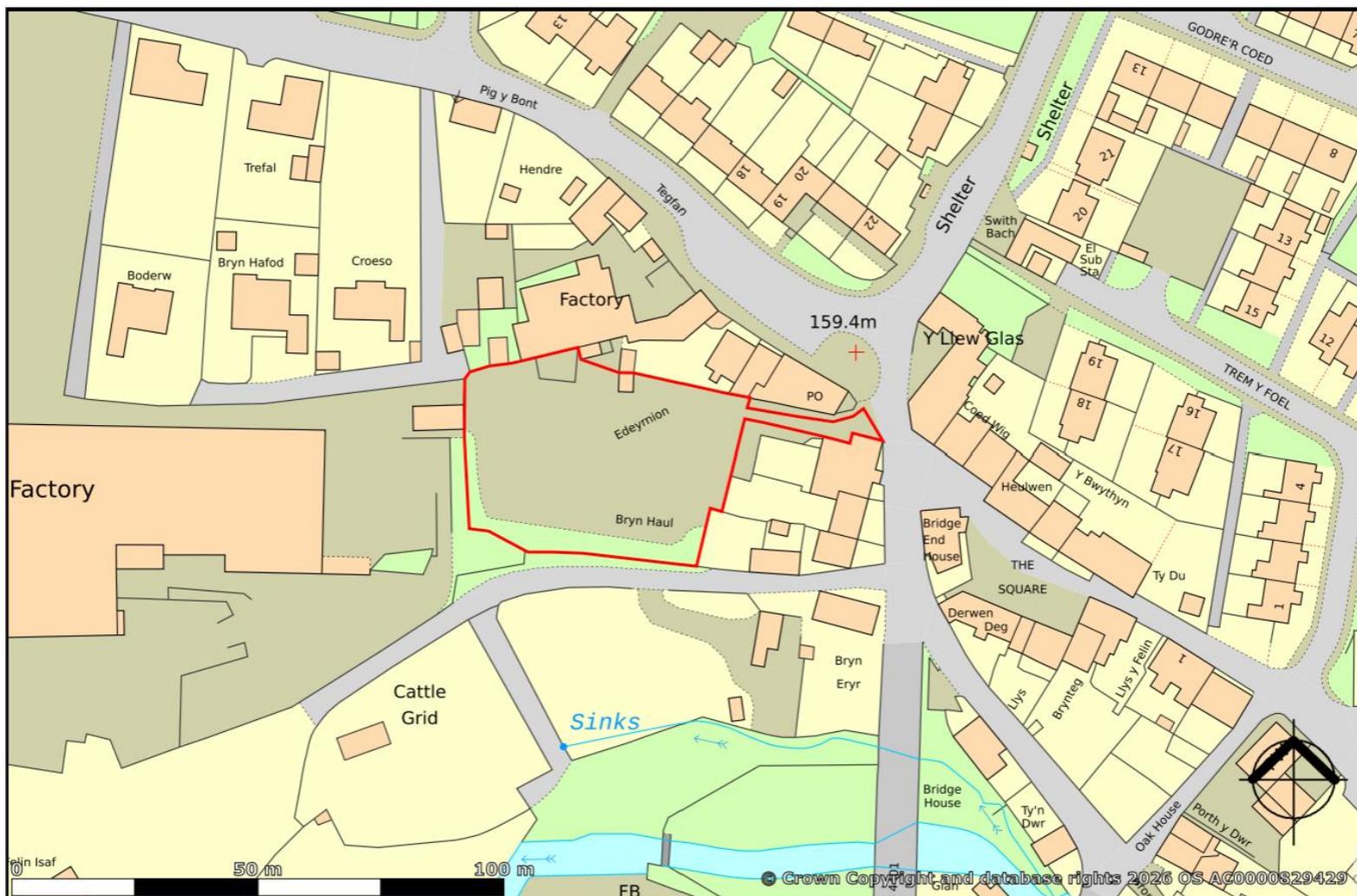


**FOR SALE FREEHOLD – GUIDE PRICE: £75,000 + VAT**

**\*\*\*UNCONDITIONAL OFFERS ONLY\*\*\***

**LAND TO THE REAR OF LLANDRILLO ROAD, CYNWYD,  
CORWEN, LL21 0LB**



- Site area of c. 0.5 of an acre
- Brownfield site located within settlement boundary of Cynwyd within an Employment Zone
- May be suitable for a range of uses including; parking, storage, commercial and residential subject to the necessary consents

### Location

Cynwyd is a small village and community in the Edeirnon area of Denbighshire in Wales, located about 2 miles south west of the town of Corwen. It has a population of c. 550.

The village sits within convenient reach of Corwen, Llandrillo and Bala, with larger centres such as Ruthin and Llangollen accessible within a short drive. Regional routes including the A5 and A494 provide reliable connectivity across North Wales and towards Shropshire and the Midlands, while nearby rail stations at Chirk and Ruabon offer onward travel to Wrexham, Chester, and wider national destinations.

The land is positioned just off Llandrillo Road and Station Road, occupying a central location within the village. Its location provides convenient access to local amenities. Nearby occupiers include Cynwyd Spar & Post Office and The Blue Lion pub.

### Property Description

The parcel of land comprises a large gravelled surface area and is c. 0.5 of an acre in size. The plot is bordered by mature hedging and trees.

### Tenure

Freehold. The site is held under Title Number CU236935 and the Title Plan is included on page 3.

### Planning & Development

We have made enquiries with the local authority and can confirm the adjoining properties are not listed. However, all parties are advised to undertake their own due diligence.

Denbighshire County Council  
<https://www.denbighshire.gov.uk/en/home.aspx>

### Highways

Access is currently obtained from Llandrillo Road(B4402). Prospective purchasers should undertake their own investigations to ensure the access is adequate for proposed use.

### Rights of Way

There is a right of access reserved for third party land owners adjoining the site.

### Services

Prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

### VAT

VAT is applicable on the sale of the land.

### Anti Money Laundering

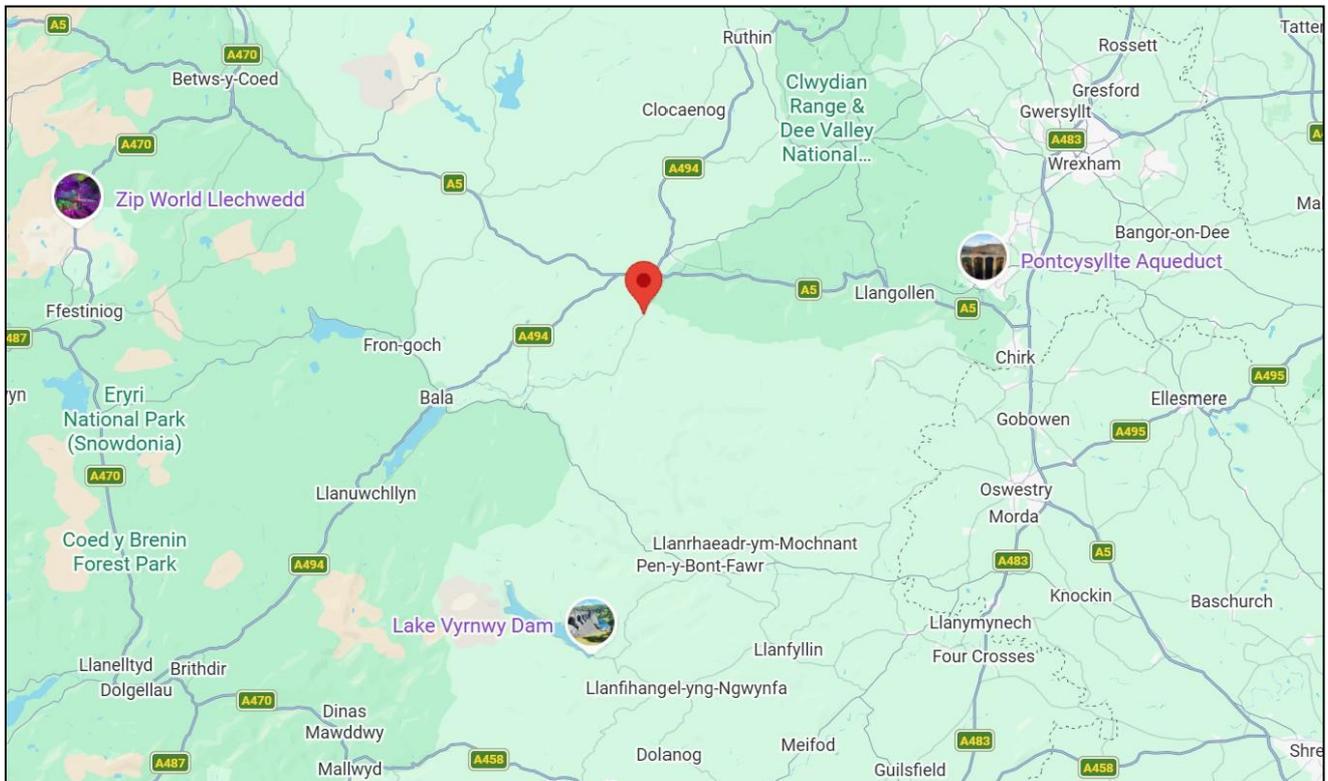
The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

### Enquiries

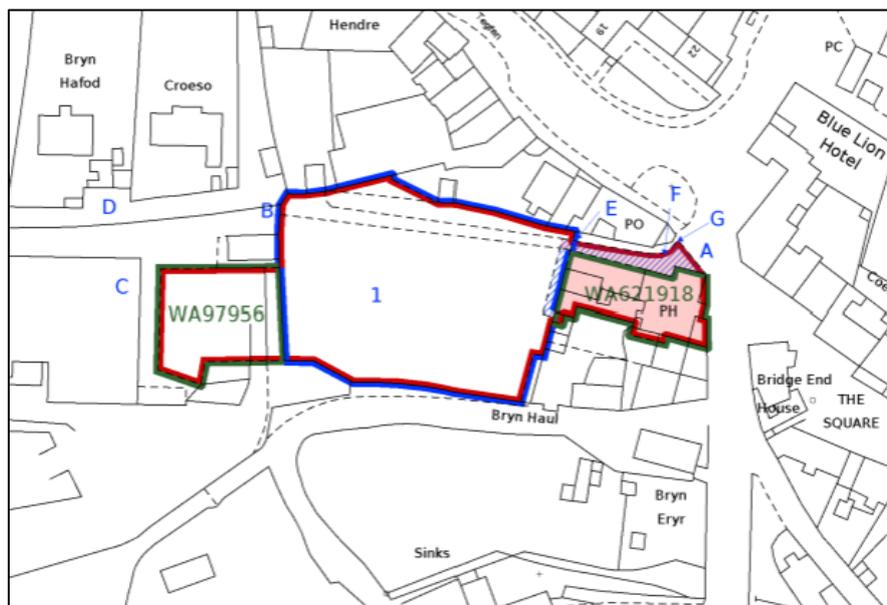


Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtscommercial.co.uk

**Location Plan**



**Site Plan**



**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

