



41 Plas Uchaf Avenue | | Prestatyn | LL19 9NR

£125,000

An opportunity to acquire a parcel of land with a Garage. It would lend itself to potential planning permission subject to a formal application

- CLOSE TO TOWN CENTRE
- DEVELOPMENT OPPORTUNITY
- SUBJECT TO PLANNING CONSENT
- 0.03 HECTARE
- CONVENIENT POSITION

An opportunity to acquire a parcel of land with Garage/Workshop standing in about 0.03 ha with an approximate frontage of 8.8m x 32.2m. The land is situated in a sought after area of Upper Prestatyn and stands within a short walk of the well known Meliden Rd and within 500m of Prestatyn High Street. With a detached Garage/Workshop 8.1 m x 2.8m and off street parking it lends itself to potential planning permission subject to formal application.

DESCRIPTION

Any such development would need to be of a minimal size as the surrounding properties No.39 & No.43 are in close proximity. An application for planning permission has been refused in the past on the basis of "the residential development of the site in the manner proposed would result in a cramped form of development out of character with the area". A would be purchaser will need to make inquiries with the local authority as to a suitable size and design. The land lends itself to a large garage with ample parking surrounding.

DIRECTIONS

From Prestatyn Office continue up Plas Uchaf Avenue and the Plot of Land can be found on the left hand side towards the top of the road.

SERVICES

All main services available for connecting subject to the usual statutory consent.

COUNCIL TAX BAND

Tax band:

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

15/07/2021

Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

www.peterlarge.com

01745 888100

prestatyn@peterlarge.com

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.