AVISON YOUNG

For Sale

Former Plas Deva
Caravan Park
Fford Talargoch
Meliden
Prestatyn
Denbighshire
LL19 8NR

- Former caravan park with outline planning consent for residential development
- 1 HA (2.47 ACRES)

For further information or an appointment to view please contact:

David Todd

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Location

Meliden is a small village between Prestatyn and Dyserth with Denbighshire, North Wales. It is situated approximately 2 miles from Prestatyn, 5 miles from Rhyl and 30 miles from Chester.

The site is situated on Fford Talargoch (A547), the main arterial routeway through the village, providing access to Prestatyn to the north and the A55 (North Wales Expressway) via the A525 to the south. The site adjoins residential and commercial uses fronting Fford Talargoch.

Please refer to the plans attached.

Description

The property comprises a former caravan park with planning for 45 units, but this use is understood to have ceased in May 2006 with the caravans subsequently being removed. The site extends to approximately 1 Ha (2.47 aces) with frontage onto Fford Talargoch of approximately 87m and an average depth of circa 107m. Within the centre of the site stands a detached 2-storey former residence of traditional stone construction under slate covered roofs together with single storey sections providing ancillary accommodation for the former use.

The site slopes upwards from its frontage and has extensive views from the upper parts. A number of terraces have been formed in connection with its former use and a number of concrete plinths remain, connected by a circular driveway with pathways in between. There are a number or mature trees towards the front of the site which are understood to be protected.

Tenure

The property is understood to be freehold with a right of way through the site to Gwrych Mount (residential property).

Planning

Outline planning consent was granted in September 2008 for 'residential redevelopment and the construction of a new vehicular access'. The Authority have subsequently approved variations to Conditions 2 and 3 to extend the period for submission of reserved matters and commencement of the development. A copy of the Planning Consent is attached.

Services

Mains electricity, water and drainage are understood to be connected or available.

Expressions of interest

Expressions of interest are sought for our client's freehold interest.

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