

Land off High Street, Dyserth, Rhyl, LL18 6AB



Development Opportunity (Subject to Planning)

- Approximately 17.3 acres (7 ha)
- Former quarry within the development boundary of Dyserth
- Potential for residential or tourist related development

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Overview

Hawksmoor are instructed by the landowner to offer for sale the land edged red on the plan overleaf. The site comprises a former quarry and adjoining woodland that extends in total to approximately 17.3 acres (7 ha). The site has potential for residential or tourism related development subject to planning permission.

Location

Dyserth is a village located in Denbighshire, North Wales. The village has a resident population of 2,269 (2011), and is known for its extensive quarrying remains, waterfalls and mountain (Moel Hirradug). The High Street provides a variety of amenities including a Spar, pharmacy, doctor's surgery, and public house. The area is well served by education establishments with Ysgol Hiraddug Community Primary School (Estyn rated 'Good' in 2015) within Dyserth and nearby Prestatyn High School (2.4 miles) and Rhyl High School (3.5 miles).

Dyserth is situated approximately 5 miles to the south east of Rhyl, which is a popular tourist seaside town. The village is located 10 minutes from the main local transport route, the A55, which gives access to Chester (approximately 27 miles) to the south east and Llandudno (approximately 22 miles) to the west. The nearest train station is located in Rhyl, which has direct routes to Cardiff, Manchester Piccadilly and London Euston.

Description

The site is situated to the east of Dyserth. It lies to the south of High Street (A5151) and to the east of Upper Foel Road. The site is bounded by existing residential development to the west and north, a former quarry and Moel Hirradug to the south, and woodland and pastureland to the east. The existing access to the site is off High Street (A5151).

The majority of the site comprises a former quarry and extends to approximately 17.3 acres (7 hectares). The quarry was closed in 1981 and due to the site's previous operations there is evidence of old workings still visible with changes in levels.

Along the western boundary of the site with Upper Foel Road there are five surviving lime kilns, two of which have

Grade II listed status. The majority of the kilns are covered by overgrown vegetation, with the exception of one which has been cleared to make it visible to the public. These are excluded from the sale.

Planning

At this stage no planning application for development has been made or discussed with Denbighshire County Council, however due to Planning Policy the site has a good prospect of achieving planning permission for either residential or tourism related development.

The site is located within the development boundary of Dyserth under Denbighshire County Council's Local Development Plan Policy RD1. Within development boundaries, new development will, in principle, be supported provided it meets the criteria of other policies in the Local Development Plan (LDP). The site is not allocated for residential development.

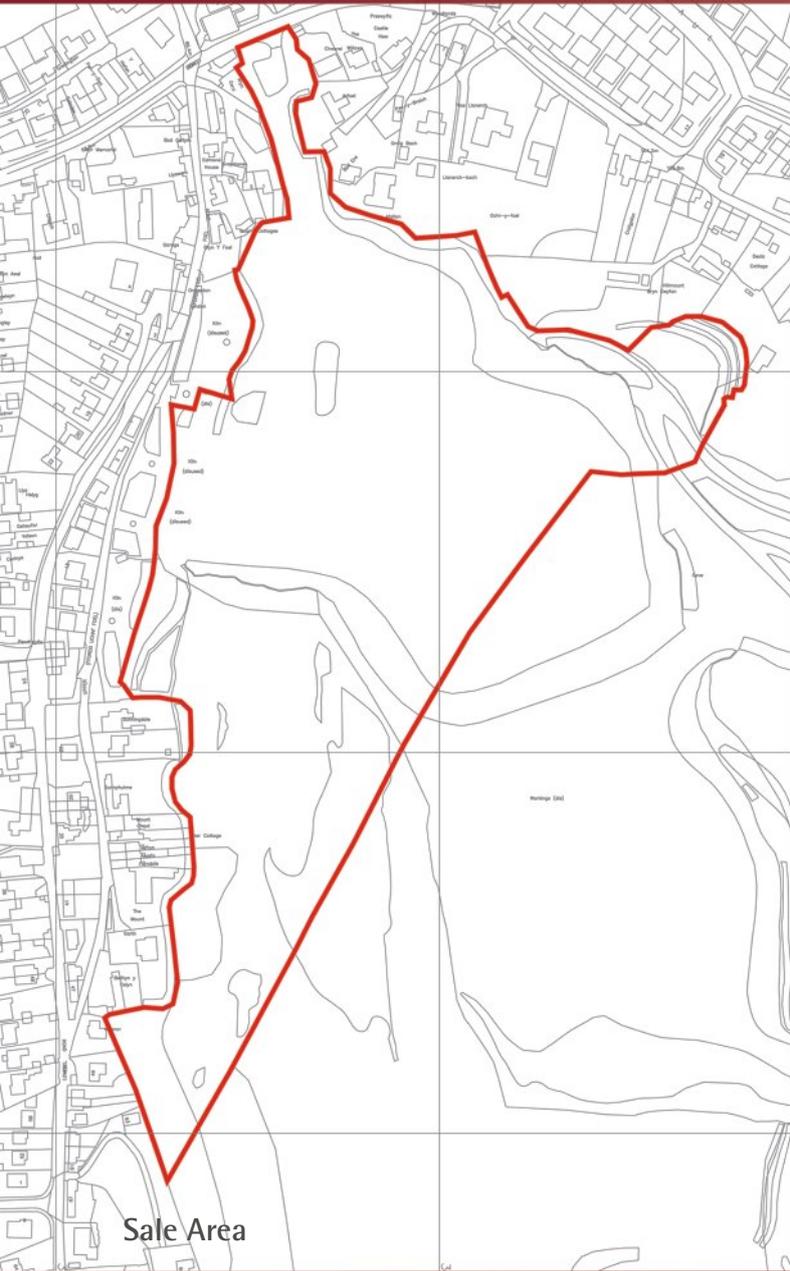
The settlement of Dyserth is classified as a Village in the Local Development Plan. Collectively the Villages are expected to contribute 900 new dwellings over the period 2006 to 2021. The latest Housing Land Availability Study (2016) showed Denbighshire County Council only had 2.02 years housing land supply as of 1st April 2016.

The LDP provides that on sites of 10 or more residential units an onsite provision of a minimum of 10% affordable housing will be required. Section 106 contributions may also be required.

In addition to residential development the Local Development Plan provides specific support for tourism related development based on the location of the development being close to an Area of Outstanding Natural Beauty.

Local Planning and Highway Authority

Denbighshire County Council,
Wynnstay Road,
Ruthin,
LL15 1YN
Tel: 01824 706000
Web: www.denbighshire.gov.uk



Sale Area



Indicative Residential Layout

Services

We are not aware of any mains, water or electricity connecting the site. Purchasers should investigate these matters to their own satisfaction.

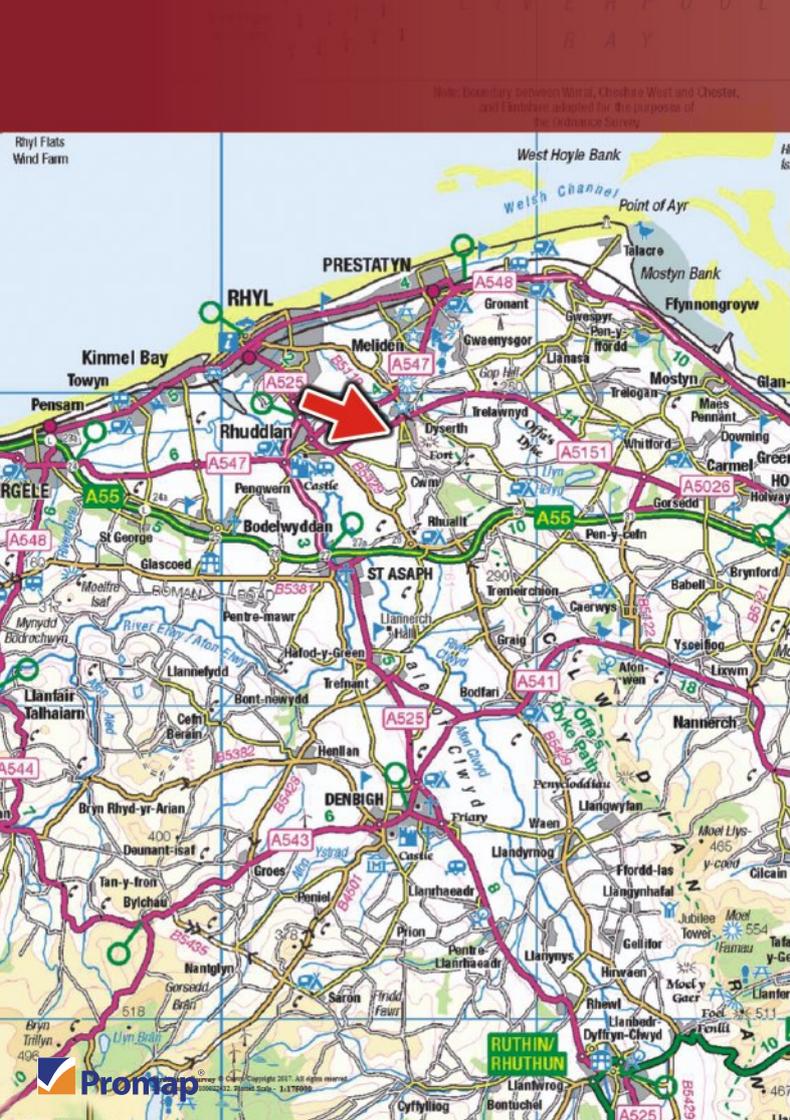
Information Pack

An information pack is available on a dedicated website. Access details will be provided following receipt of an initial expression of interest.

Method of Sale

The site is offered for sale by informal tender. Subject to contract offers with future clawback are invited to be submitted for the freehold interests of the property. Vacant possession is to be provided upon legal completion. The mineral rights are specifically excluded from the sale.





Viewing Arrangements

Viewing is strictly by prior appointment only through the sole selling agent, Hawksmoor. Prospective purchasers should be aware that inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Contact Information

If you would like to discuss this site in more detail, please do not hesitate to contact Brian Egerton or Lisa Cooke at: Hawksmoor, Suites 1 & 2, City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ.

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