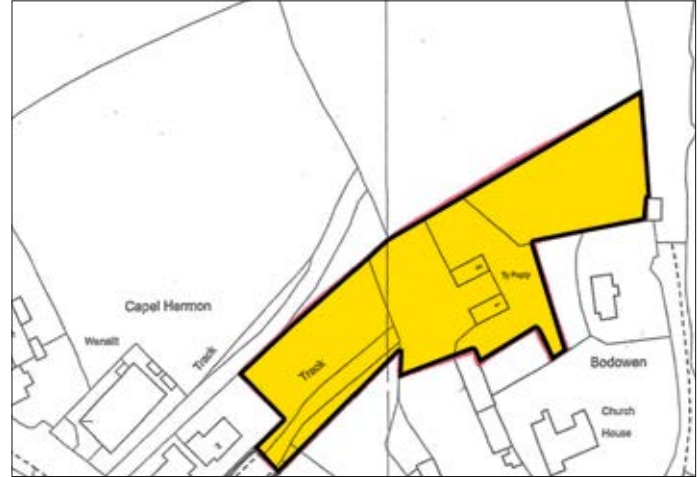


LOT  
**12**

# Land to the rear of The Dudley Arms Hotel, Clwyd LL21 0TL

\*GUIDE PRICE £185,000+



Not to scale. For identification purposes only

- **Development opportunity with outline planning consent for 10 residential dwellings.**

**Description** A development opportunity with outline planning consent for 10 residential dwellings. The site extends to approximately 0.35 hectares (0.86 acres). Planning consent was granted on appeal on 12/12/2014 reference 07/2014/1199 Denbighshire County Council planning. The scheme comprises 10 two storey homes incorporating 4 detached and 6 semi detached houses in a popular North Wales Village location.

**Situated** The site is located in Llandrillo village centre with access from the high street via an unadopted road. Llandrillo is a village in the heart of the Upper Dee valley between Corwen and Bala and being 17 miles from Ruthin and 15 miles from Llangollen. Local amenities include an historic church, general stores and restaurants. The nearby town of Corwen

offers rail links via the North Wales coast line to Manchester, Birmingham, Cardiff and Crewe.