

DESIGN AND ACCESS STATEMENT - A 101 DAS

Proposed New Dwelling on Land off Old Bank Road, Buckley, Flintshire, CH7 2BS



Land off Old Bank Lane Nant Glyn

Buckley, CH7 2BX

£125,000



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Land for Sale with Planning Permission

A superb opportunity to acquire a well-positioned residential development plot measuring approximately 380m², located to the rear of 1 Berwyn View in Buckley. The land enjoys a quiet and private setting, running parallel with Old Bank Lane — an unadopted road serving just seven individual dwellings — offering a peaceful environment while remaining highly accessible.

Full planning permission has been granted for the construction of a thoughtfully designed three-bedroom detached dwelling. The proposed home has been carefully planned to complement the surrounding residential properties, with sectional and elevational heights designed to respect the character and scale of neighbouring houses. The plans also include off-street parking for a minimum of two vehicles, new hard and soft landscaping, on-site refuse storage, and garden amenities that meet the requirements of SPGN No. 2. Access to the site will be taken directly from Old Bank Lane.

Situated off Nant Mawr Road and within the settlement boundary of the current Unitary Development Plan for Flintshire County Council, the site is well connected and sustainably located. It benefits from nearby public transport links, including local bus services and the Buckley rail station, and is within walking distance of schools and other educational facilities. The A55 expressway is approximately 2.5 miles away, offering excellent connections to Chester, North Wales, and the wider Northwest region.

This is an ideal plot for self-builders or small-scale

developers seeking a ready-to-go site with planning approval in a popular and well-connected area. Further details and additional photography will be available shortly.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves

Tel: 01352 700070

by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

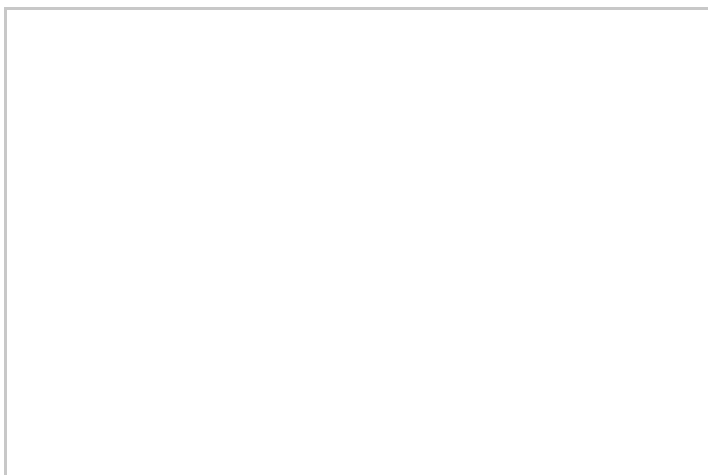
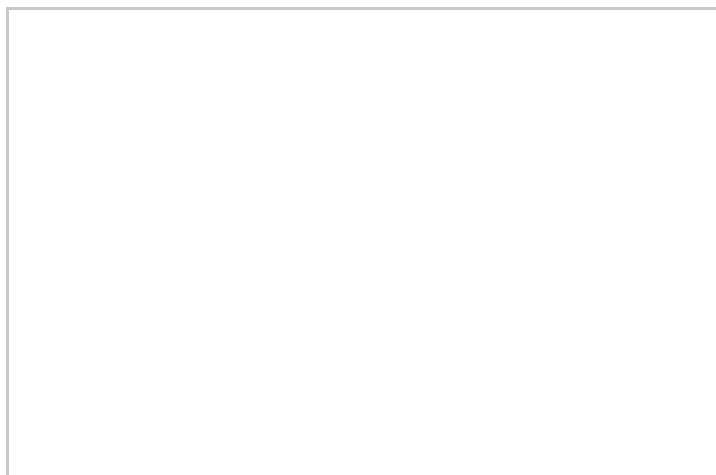
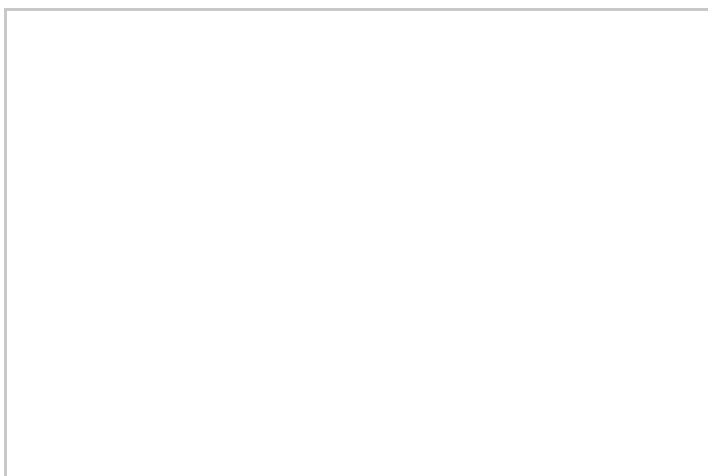
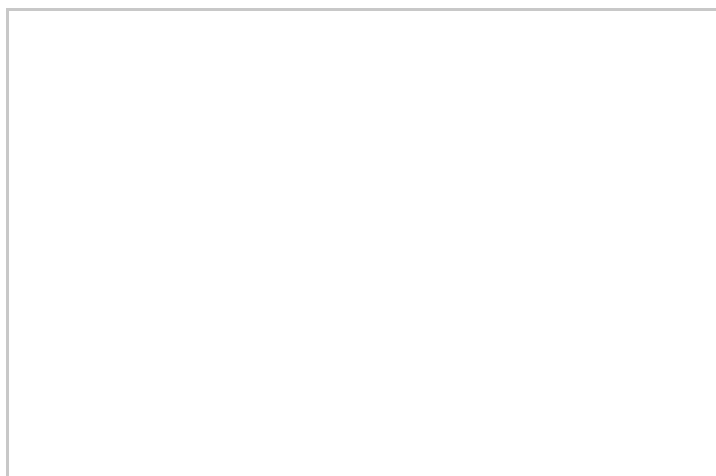
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



Hybrid Map



Terrain Map



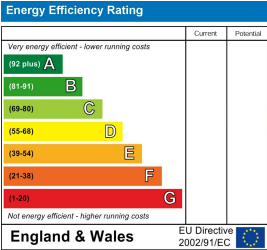
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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