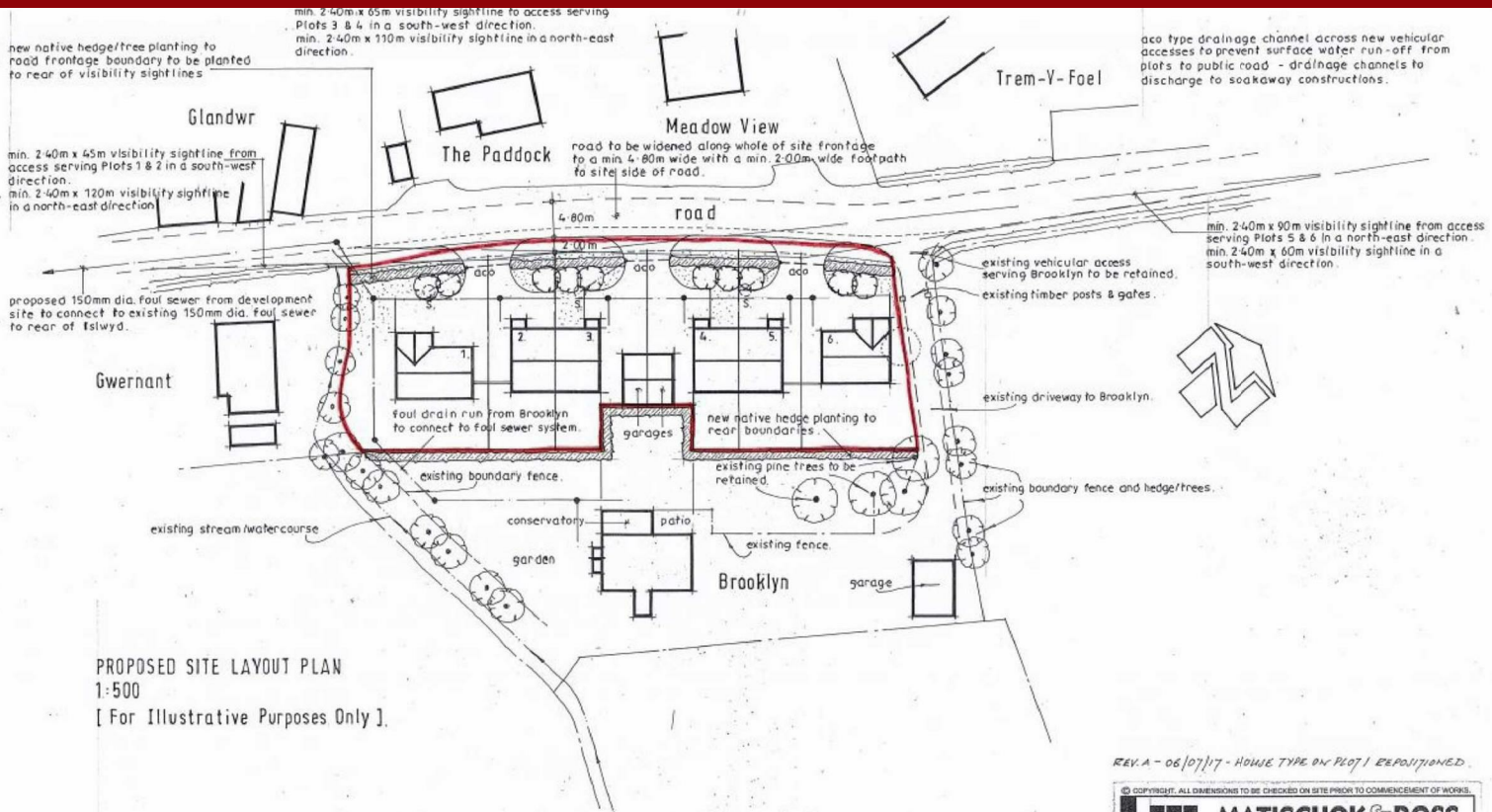


# REID & ROBERTS

INDEPENDENT ESTATE AGENTS



PROPOSED SITE LAYOUT PLAN  
1:500  
[ For Illustrative Purposes Only ]

REV. A - 06/07/17 - HOUSE TYPE ON PLOT 1 REPOSITIONED.

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**M & R MATSCHOK & ROSS**  
architectural services

project title  
Land at BROOKLYN, BRYNEGLWYS.

drawing title  
Proposed Site Layout Plan.

|                     |                  |                |
|---------------------|------------------|----------------|
| project no.<br>0683 | drawing no.<br>2 | revision<br>A  |
| date<br>06-01-17    | scale<br>1:500   | drawn by<br>PM |

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£180,000



\*RARE OPPORTUNITY\* LAND IN VILLAGE LOCATION \* OUTLINE PLANNING FOR 6 DWELLINGS (subject to a 106 agreement)

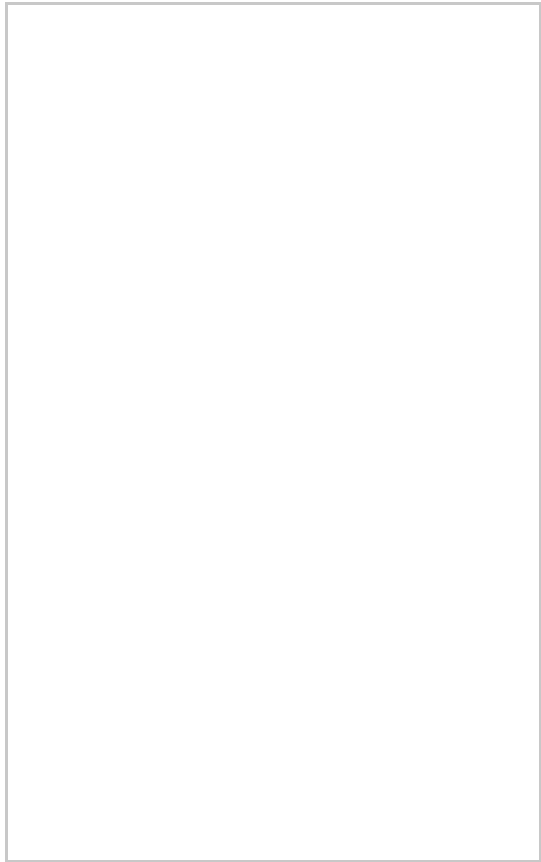
Reid & Roberts are delighted to offer For Sale the above building plot in the village of Bryn Eglwys in Corwen. The outline planning has been agreed subject to a Section 106 Agreement which is currently being put in place. The development is a 0.18ha of land for erection of 6 dwellings (outline application with details of access) the planning agreement is stated as 'pending' with planning reference number: 10/2017/0330.




## Area Map



## Floor Plans



## Energy Efficiency Graph

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  |   |           |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  | <b>1</b>  | <b>1</b>  |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

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