

***ZONED INDUSTRIAL LAND FOR SALE OF
APPROXIMATELY 9.38 ACRES
(PART SALES CONSIDERED)***

**A525/LON GWERNYDD
RUTHIN, DENBIGHSHIRE**



- Prominent main road frontage onto A525 Lon Gwernydd/Denbigh road, adjoining the Livestock Market and other industrial users.
- Greenfield land which can be purchased as a whole, or subject to agreement, smaller parcels.

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This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

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LOCATION

Ruthin, Denbighshire (resident population approximately 5,250) is situated around 12 miles south of the A55 Expressway linking Chester to Holyhead. This site has a main frontage onto the A525 road to Denbigh. Please see the attached OS plan.

DESCRIPTION

A greenfield site with two road frontages amounting to approximately 9.38 acre. Vehicular access would be obtainable from the main industrial estate road, Lon Brickfield Lane also serving other industrial occupiers.

The site is available as a single entity or, dependent upon purchaser's needs, consideration will be given to sales of smaller parcels and this may involve arrangements being made for an industrial estate road and servicing.



PLANNING

This site does not have current detailed consent for any particular development but is zoned for employment uses within the Denbighshire County Council adopted plan – June 2013, and subject to details, uses to include business use (B1), general industry (B2) and warehousing and distribution (B8) to include builders and plumbers merchants, timber, plant hire and other outlets providing a wholesale service to the trade are stated as acceptable. It is also stated that any retail which serves the public would be acceptable if it is ancillary to the main use of the premises for example for manufacturing or assembly purposes.

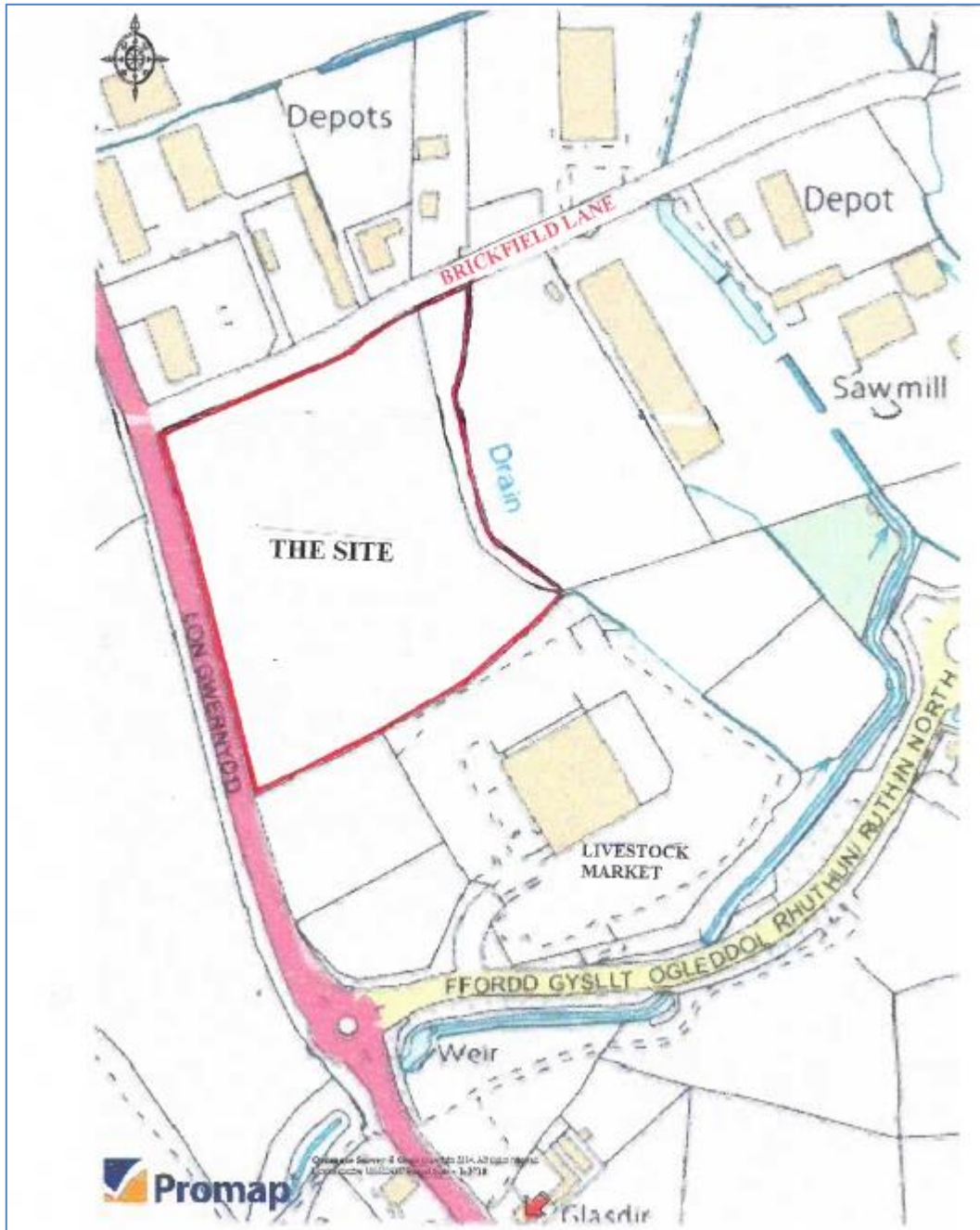
Similarly, as part of a planning consent, Highway approvals would need to be obtained and initial enquiries seem positive in this regard on the basis that the site access would come off Brickfield Lane, serving the other neighbours. Interested parties should make their own detailed enquiries and rely upon these only, to the Planning Department at Denbighshire County Council initially – 01824 706727.

VIEWING, PRICING AND OTHER INFORMATION

Please make contact with the selling agents, of the freehold, to discuss.

VAT

The land is not elected for VAT.



**Celt Rowlands
& Co.** CHARTERED SURVEYORS

Not to scale and For Identification Purposes only

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