

DEVELOPMENT SITE
CHESTER ROAD
BUCKLEY
CH7 3AH



FOR SALE

Commercial / Residential Development Opportunity

0.23 hectares (0.567 acres)

Arterial road frontage

LOCATION

The small town of Buckley lies a little over three miles to the east of Mold and approximately 11 miles to the west of Chester. Wrexham lies a similar distance to the south. Buckley is also within easy reach of Liverpool and Manchester. It is predominantly a dormitory town for the surrounding areas of employment but the town does have its own small shopping centre, swimming baths, supermarket, schools, churches and public houses. More extensive shopping facilities are found in the market town of Mold, and nearby Wrexham and Chester.

The town lies close to the A55 North Wales Expressway to which it is accessed via the A549, road communications in the area being generally good and providing rapid access to the surrounding areas of employment.

The property is on the A549 Chester Road which leads directly into the town centre and directly to the A55. The surrounding area is predominantly residential, albeit it is on the fringe of the town.

Please refer to location plan.

DESCRIPTION

The subject comprises a Development Site offered with full vacant possession.

The parcel of land comprises a flat rectangular area of land, securely fenced, and immediately adjoining Chester Road. The site has been predominantly cleared.

There are two vehicular access points that previously serviced a former retail showroom and petrol filling station.

ACCOMMODATION/AREAS

HECTARES	ACRES
0.23	0.567

- Site Frontage – 250 ft / 76 m

PURCHASE PRICE

Purchase price for the freehold development opportunity, offers in excess of £600,000.

PLANNING

The property has been used in the past as commercial premises, retail and petrol filling station, and more recently a number of residential planning applications have been submitted, a scheme is pending completion of a Section 106 Agreement, and further detailed information can be provided by the selling agents.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agent BA Commercial, Chester 01244 351212

Ref: JUNE18

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Robbie Clarke

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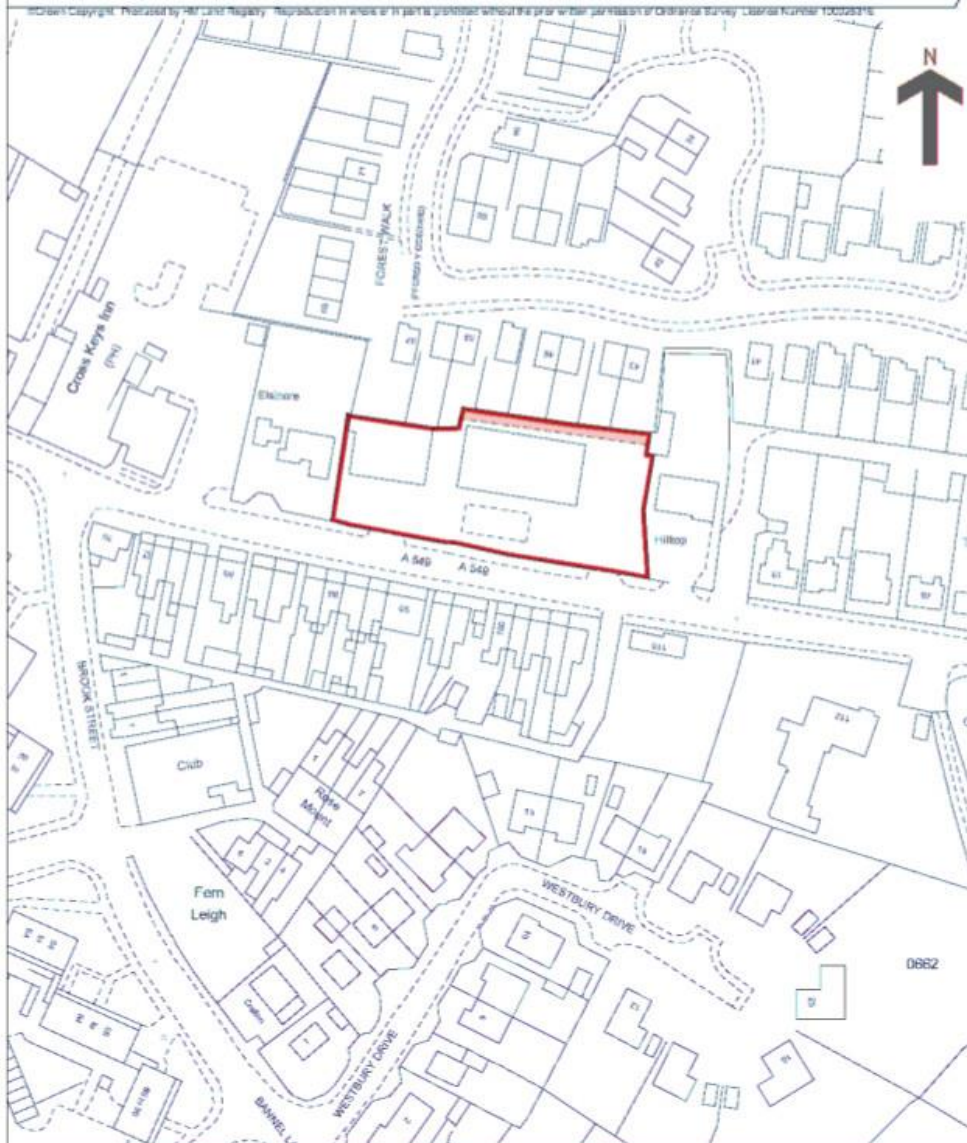
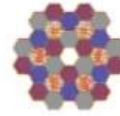
Mobile: 07741 320910

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SUBJECT TO CONTRACT

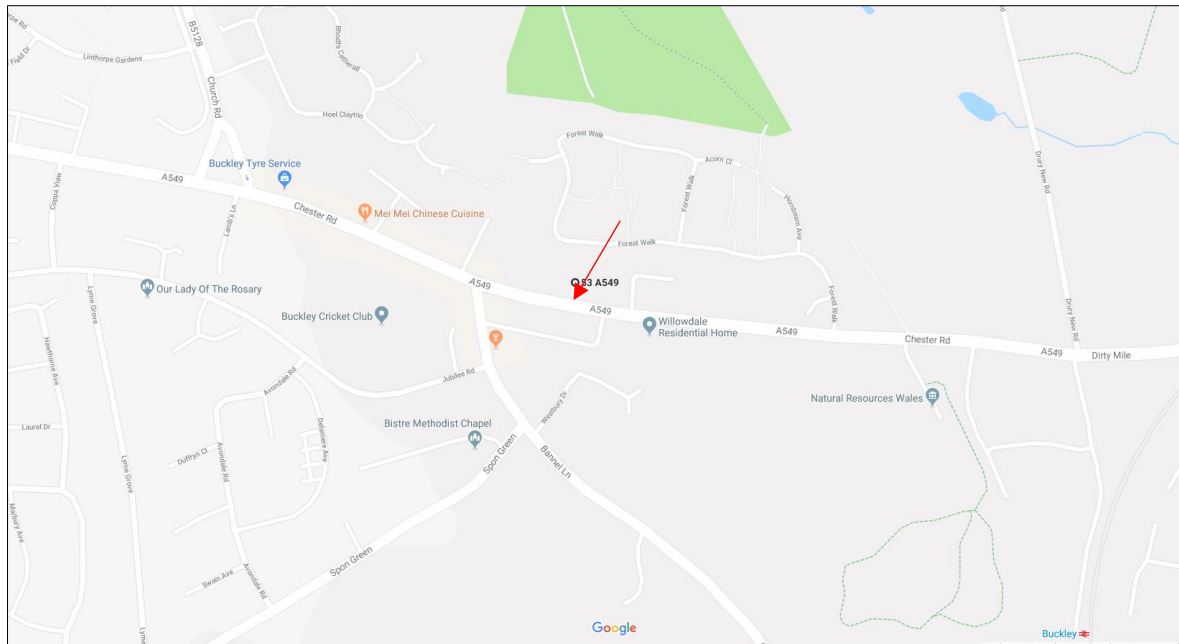
HM Land Registry
Current title plan

Title number **CYM17502**
Ordnance Survey map reference **SJ2963NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Flintshire / Sir Y Fflint**



This copy of the title plan is incomplete without the preceding notes page.

Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.



IMPORTANT NOTICE

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