

FOR SALE

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

M11.03B



On behalf of

**uni
per**

**SITE A, KELSTERTON ROAD,
CONNAH'S QUAY, CH5 4BP**

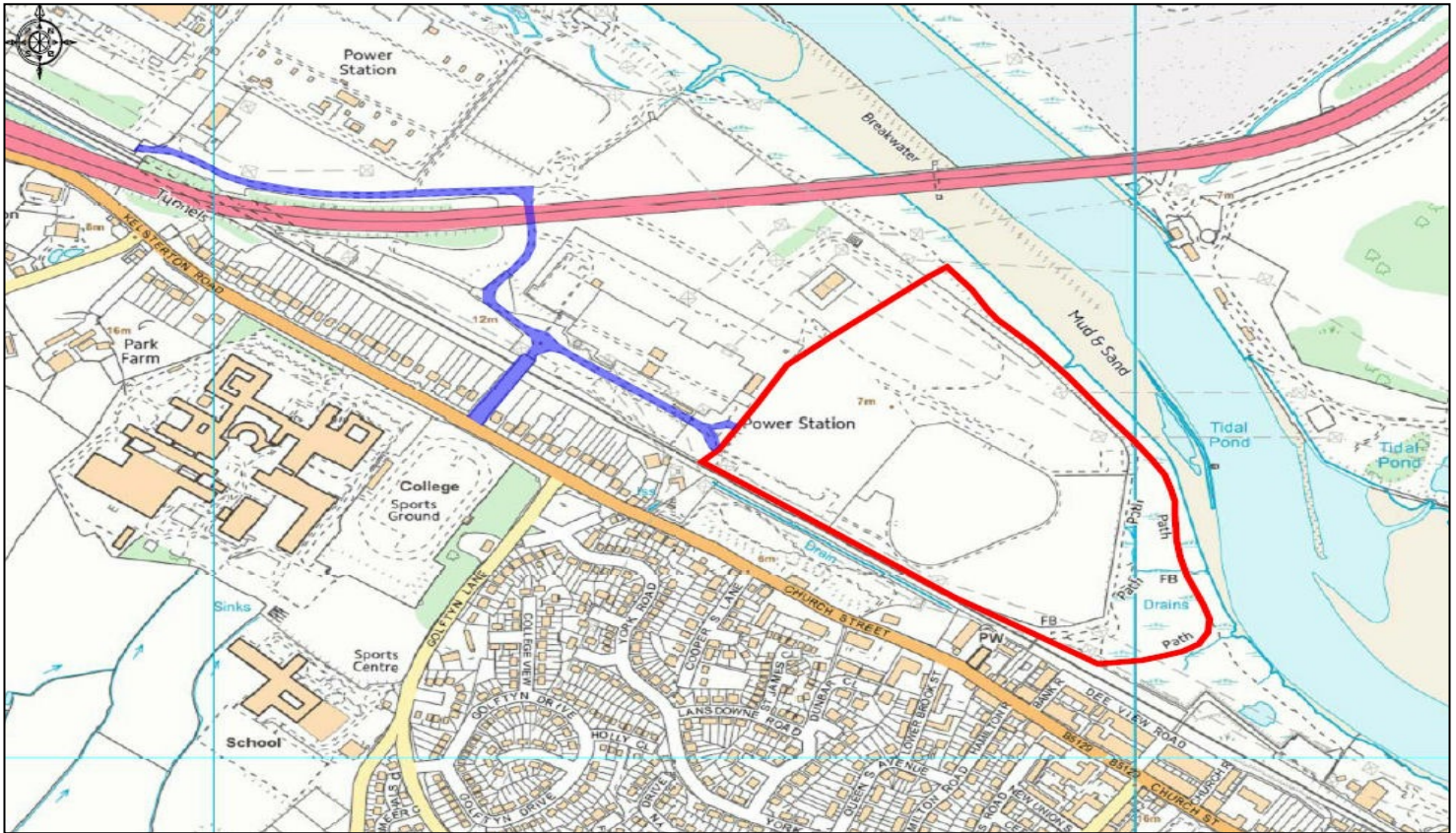
EMPLOYMENT SITE

38.5 ACRES

(15.57 HECTARES)

SUITABLE FOR A RANGE OF
EMPLOYMENT / ENERGY USES
SUBJECT TO PLANNING





DESCRIPTION

The property comprises a development site formally part of the Connah’s Quay Power Station.

The site is relatively uniform in shape comprising both surfaced and non developed areas.

Access is provided directly off Kelsterton Road or alternatively via the existing facility.

SITE AREA

We are advised by our client that the site area extends to 38.5 acres (15.57 hectares) or thereabouts.

PLANNING

The site is considered suitable for a number of B1, B2 & B8 employment uses subject to planning. Interested parties are advised to make their enquiries directly with Flintshire County Council 01352 752121.

TENURE

The property is available Freehold.

PRICE

On application.

LEGAL COSTS

Each party are to bear their own legal costs in respect of the preparation of the legal documentation.

VAT

The vendor reserves the right to charge VAT if applicable.

VIEWINGS

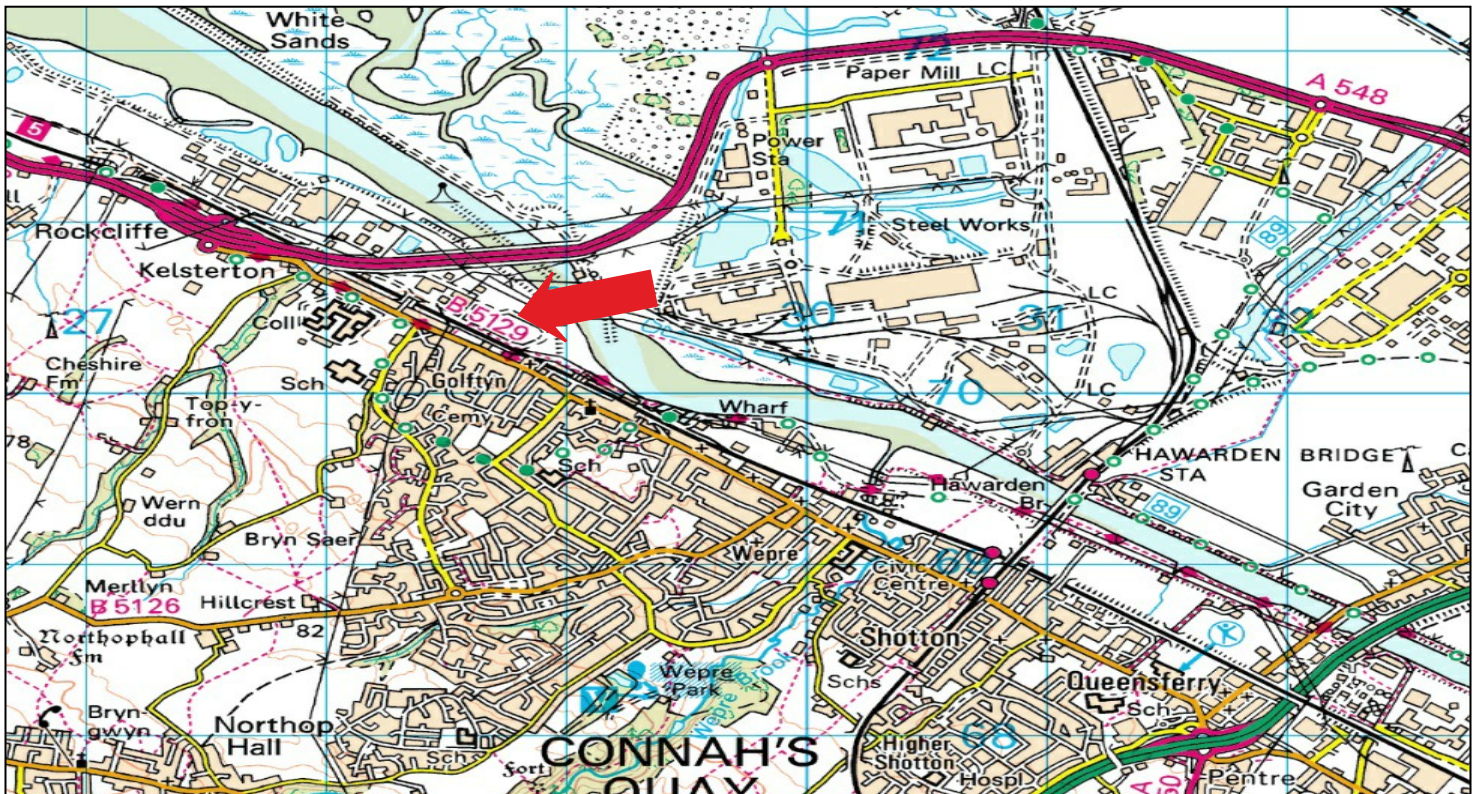
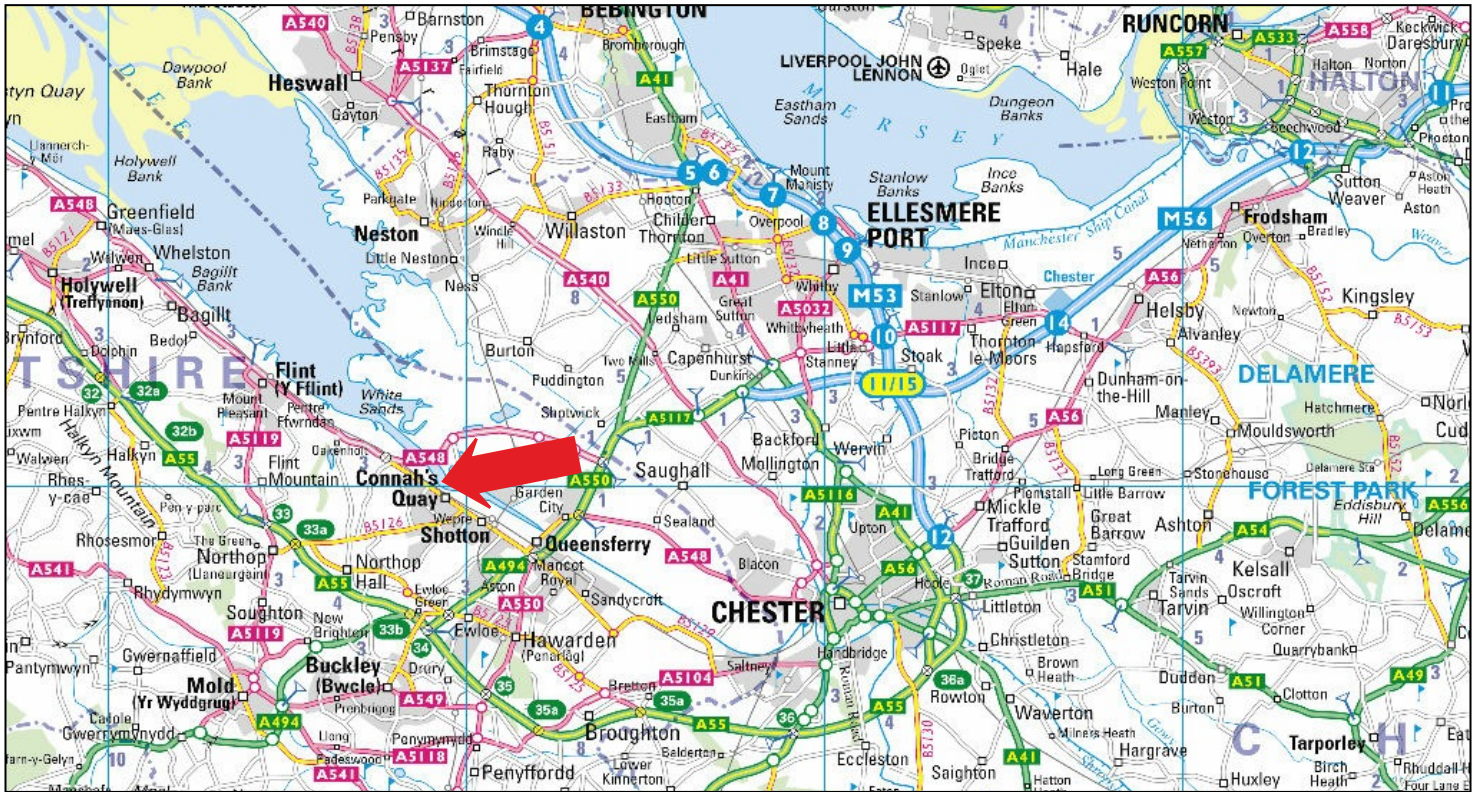
Strictly by prior appointment with the sole agents Legat Owen:

Peter Johnston peterjohnston@legatowen.co.uk
 Mark Diaper markdiaper@legatowen.co.uk



LOCATION

The property is situated off Kelsterton Road, the main road through Connah's Quay, which links directly to the A548 to the north West and the A494 to the South East. Both routes provide direct access to the A55 North Wales Expressway and the National Motorway Network via The M56.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

June, 17 **SUBJECT TO CONTRACT**