

FOR SALE

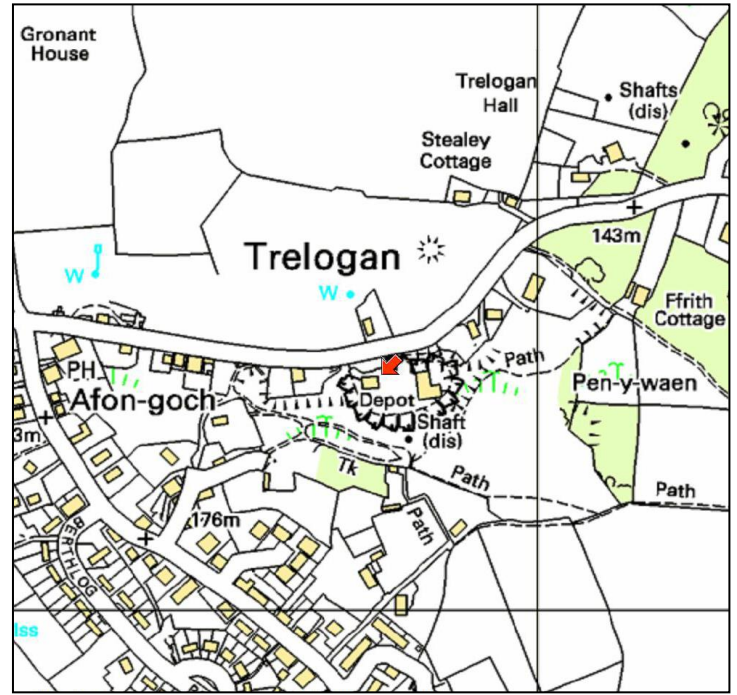
**FORMER QUARRY SITE OF APPROX. 1.78 ACRES
COMPRISING A SECURE COMPOUND,
WAREHOUSE AND OFFICE BUILDING.**

**Also suitable for alternative uses / redevelopment
(subject to the necessary consents).**



**Former Crown Chert Quarry,
Trelogan, Holywell, Flintshire, CH8 9BD**

**Bolton
Birch**
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Location

The subject property is located on the outskirts of the village of Trelogan approximately five miles north west of Holywell and four miles east of Prestatyn within Flintshire, North Wales. The property benefits from an elevated position with aspects north over open countryside to the Dee Estuary and Liverpool Bay beyond. While the site occupies a rural location access is good, being within approximately three miles of the A548 North Wales coastal road and also approximately three miles from the nearest junction to the A55 dual carriageway which provides access to North Wales to the west and the M53 and M56 motorways to the east.

Description

The subject property comprises a former quarry of approximately 1.78 acres of which approximately 1 acre forms the base of the quarry. The property has previously been used as an industrial depot and comprises of a large securely gated and fenced compound/yard, detached industrial unit, detached office building and a further gatehouse/ staff facilities building.

The industrial unit is of steel portal steel framed construction with elevations of blockwork with cladding above under a pitched asbestos cement sheeting roof. The workshop benefits from a solid concrete floor and is accessed via a full height sliding vehicular access door located within the front elevation. The unit has an eaves height of approximately 4.3 metres (14 ft) to the underside of the haunch. The office building is of rendered block construction under a steel trussed roof clad with asbestos cement sheeting. At ground floor level the property provides office accommodation fitted to a modern specification to include central heating, a mixture of single glazed timber framed and UPVC.

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double glazed window units and suspended ceilings incorporating Category 2 light fittings. The office space is accompanied by WC facilities and fitted kitchen.

The gatehouse is of block construction with rendered elevations under a flat, felt covered roof and provides a staff room and WC facilities.

Areas

The premises have been measured on a Gross Internal Area basis in accordance with the RICS Recommended Practice and we calculate that they extend to the following:

Warehouse	3,600 sq ft	(334.5 sq.m)
Office Building	1,292 sq ft	(120.0 sq.m)
Gatehouse	196 sq ft	(18.2 sq.m)
Total	4,088 sq ft	(472.7 sq.m)
Total Site Area	1.78 acres	(0.72 hectares)

Tenure

We are advised that the property is held freehold.

Price

Offers in the region of £195,000 (*One hundred and ninety five thousand pounds*) exclusive.

VAT

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch:

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