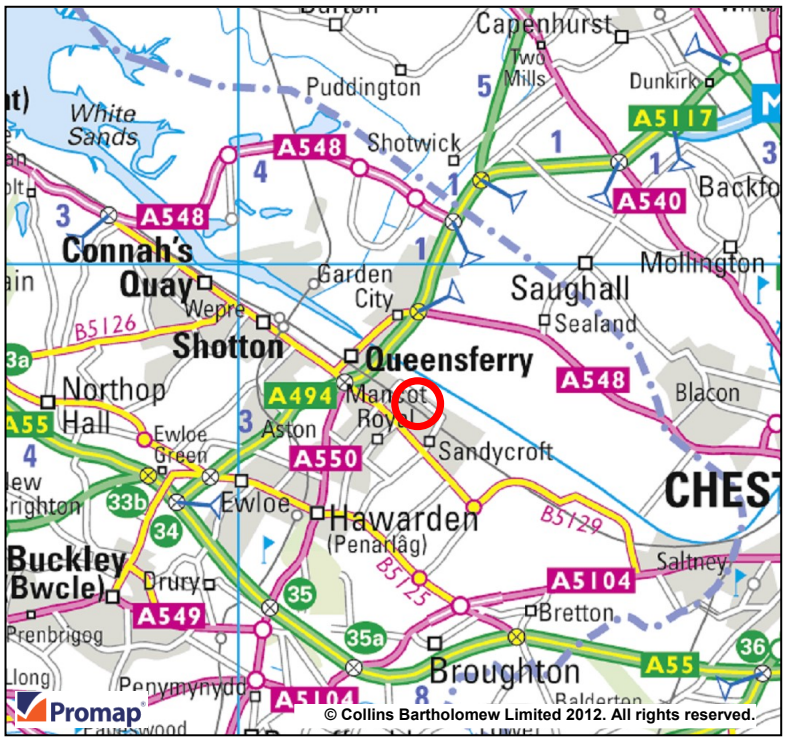
FOR SALE

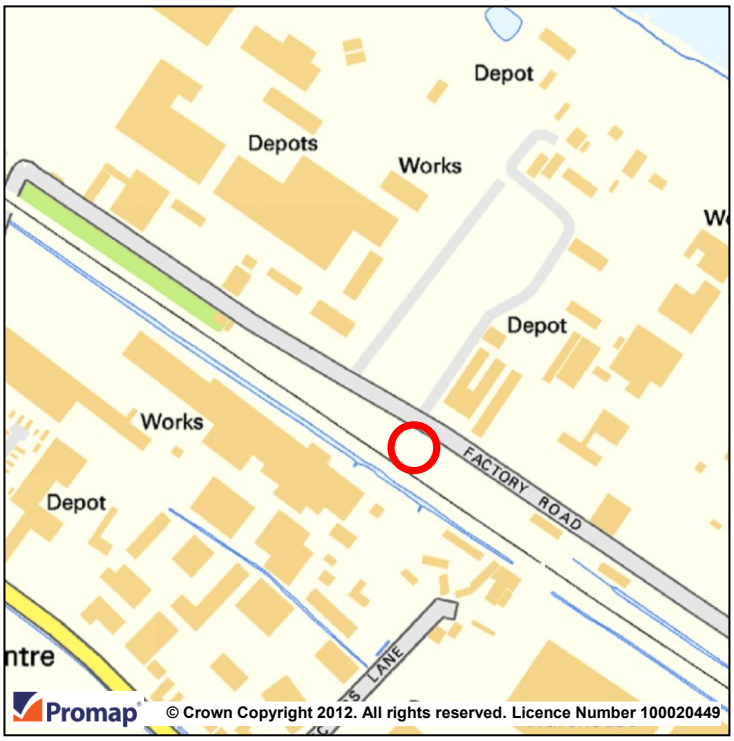
LAND WITH POTENTIAL FOR A VARIETY OF INDUSTRIAL/BUSINESS USES WITH EXTENSIVE ROAD FRONTAGE IN AN ESTABLISHED AND EASILY ACCESSIBLE LOCATION FOR INDUSTRY.

Site Area Approx. 1 Acre (0.4 Hectare)

Site 2, Factory Road
Sandycroft, Deeside
CH5 2QJ

Bolton Birch
www.boltonbirch.com
01244 311681





Location

The subject property is located on Factory Road, Sandycroft, Deeside which is a well established location for business and industry. Factory Road is accessed directly from the B5129 which links with Queensferry and Saltney.

Factory Road benefits from good road links being approximately one mile from the A494 Queensferry Bypass which links to the A55 North Wales Expressway and the M53/M56 and national motorway network beyond.

Description

The subject property comprises a rectangular shaped plot of land with extensive road frontage onto Factory Road. The site is level in nature and is not surfaced or fenced and is currently covered in natural vegetation.

The site is located in an easily accessible location within this well established area for industry and business and is, in our opinion, suited to a variety of industrial and business uses.

Accommodation/Areas

The site has not been subject to an on-site survey, but from the Ordnance Survey Plan provided we calculate that it extends in total to approximately 1 Acre (0.4 Hectare).

Tenure

We are advised that the property is held freehold. Please note that there is restriction on development / building on the land within 10 metres of the boundary with Railtrack.

Price

Offers in the region of £150,000 (One hundred and fifty thousand pounds) exclusive.

VAT

All figures and prices quoted are exclusive of VAT.

Further Information / Viewing

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

Jonty Goodchild – Bolton Birch
Tel: 01244 311681
Email: jonty@boltonbirch.com

Subject to contract

Bolton Birch
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01244 311681

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