



FOR SALE/MAY LET – INDUSTRIAL/DEVELOPMENT OPPORTUNITY

HENDRE MINE, RHYDYMWYN, FLINTSHIRE. CH7 5QD

- Highly accessible location on A541, approx. 3 miles from Mold and 7 miles from the A55 North Wales Expressway.
- Site granted planning permission for recycling/waste transfer station, February 2011, now lapsed.
- Buildings of approx. 9821 sq.ft. and land area of approx. 6.32 acre/2.56 hectares, made up of flat areas and hill land.
- **VIEWING: Via Celt Rowlands & Co. – 01691 659659.**

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.

LOCATION

Located in the County of Flintshire, North Wales, just set back off the A451 only approx. 3 miles from the County town of Mold and approximately 7 miles south of the A55 North Wales Expressway, as shown on the attached plan. This site is ideally placed to service Chester with its Liverpool and Manchester motorway links, and North Wales.

DESCRIPTION

The site of approximately 6.32 acre/2.57 hectares has substantial areas of concrete hardstanding, level – unimproved land, together with an extensive are of hillside scrub and woodland, and the following buildings.

Building One – 3,105 sq.ft.

Steel portal frame with steel cladding.
Eaves of approximately 6m.



Building Two - 2,073 sq.ft.

Solid stone/brick walls with corrugated roof.
Eaves at approximately 3.4m.



Building Three – 4,061 sq.ft.

Elevated brick building with corrugated roof.
Adjoining flat roof structure.



Building Four – 582 sq.ft.

Originally an office of brick/stone walling
with slated roof.



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Total Gross Internal Floor Area Approximately

9,821 sq.ft. / 912.4 m.sq.

Two of the Three Main, Open Land Areas



PLANNING

Planning permission, now lapsed was granted at appeal on 22nd February 2011, for change of use from general industrial to recycling/waste transfer station. Original application Ref. 047031, 14th December 2009.

The property is considered suitable for ongoing B2 General Industrial uses and interested parties are advised to make their own enquiries with Flintshire County Council- 01352 703228.

Two of the buildings on site are noted being of Local Interest, but are not formally listed by Cadw. Interested parties are advised to make their own enquiries to Cadw.

BUSINESS RATES

The property is entered into the 2017 Rating list as follows:- Rateable Value: £9,200

Interested parties should make their own enquiries to Flintshire County Council (01352 704848) as to the availability of rates concessions.

TERMS – FREEHOLD OR LEASEHOLD (WHOLE OR IN PARTS)

Please contact the agents for more information.

TENURE

The property is held freehold under the Title Nos. CYM70413 and CYM70818.

We understand there is a statutory right of access over the property in favour of Welsh Water. There is also a right of access in favour of the owner of 1 Hendre Villas.

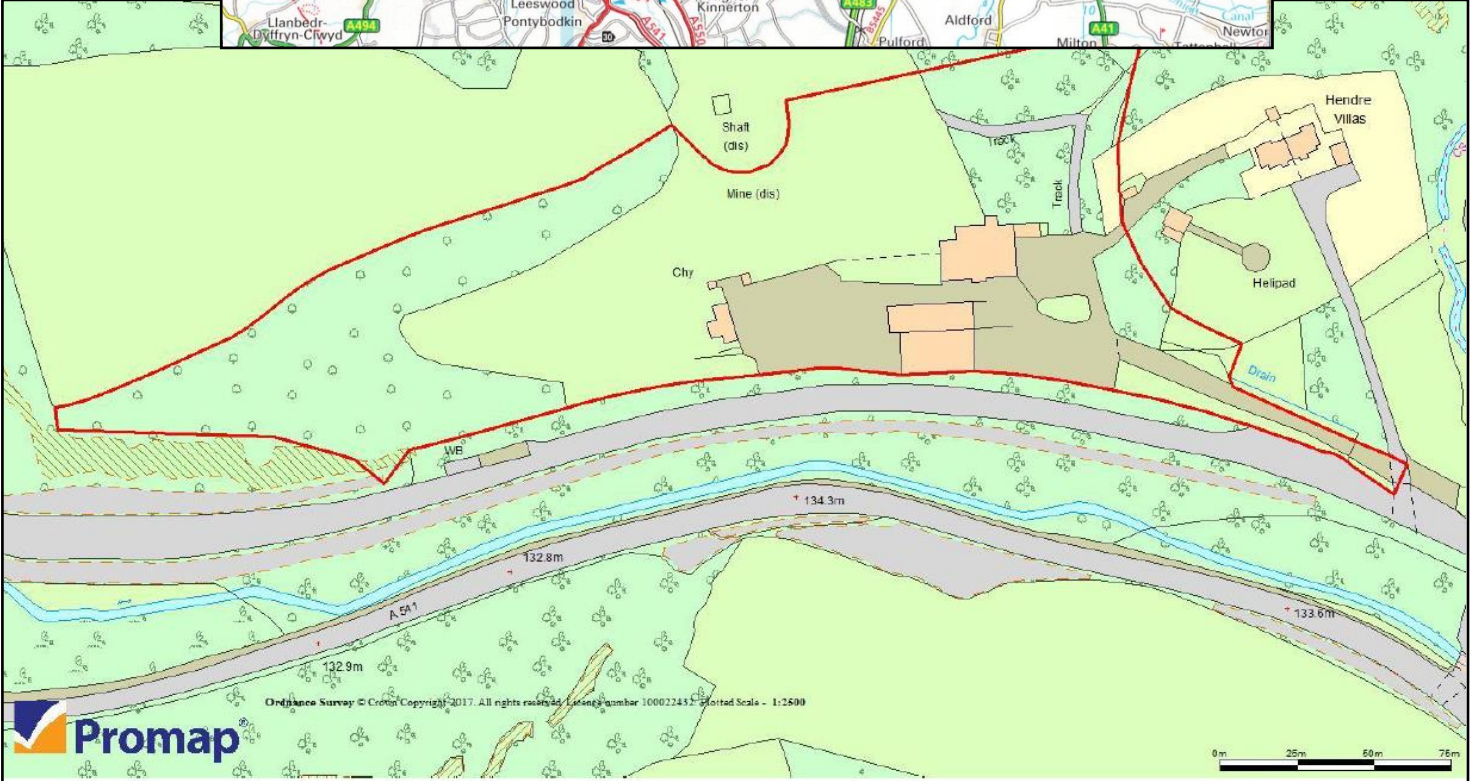
VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

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