

# FOR SALE



**DEVELOPMENT SITE - 2.5 ACRES**

**ASTON ROAD, QUEENSFERRY, CH5 1TP**

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## DESCRIPTION

The property comprises development land suitable for a variety of uses subject to the appropriate planning consent. The site is fairly flat and regular in shape situated to the rear of the ASDA Queensferry Superstore.

## ACCOMMODATION

The accommodation extends to approximately 2.5 acres (1.01 hectares).

## TENURE

Freehold

## PRICE

On application

## PLANNING

The site is suitable for B1 & B8 uses or any other use subject to planning. All interested parties are to make their own enquiries with Flintshire County Council.

## SERVICE CHARGE

A service charge may be applicable for the common access road.

## PLANS/PHOTOGRAPHS

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

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## VIEWING

By prior appointment through the joint agents,  
Legat Owen -

Mark Diaper - 01244 408236  
[Markdiaper@legatowen.co.uk](mailto:Markdiaper@legatowen.co.uk)

Ian Scott & Co. -  
Ian Scott - 01925 446700  
[ian@ianscottandco.com](mailto:ian@ianscottandco.com)

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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## LOCATION

The site is situated to the rear of ASDA Queensferry accessed off Aston Road leading directly to the A494 providing dual carriageway access to the A55 North Wales Expressway and M56, J17. Chester is approximately 7 miles to the East.

