# FOR SALE







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

lan Scott & Co. lan Scott - 01925 446700 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.

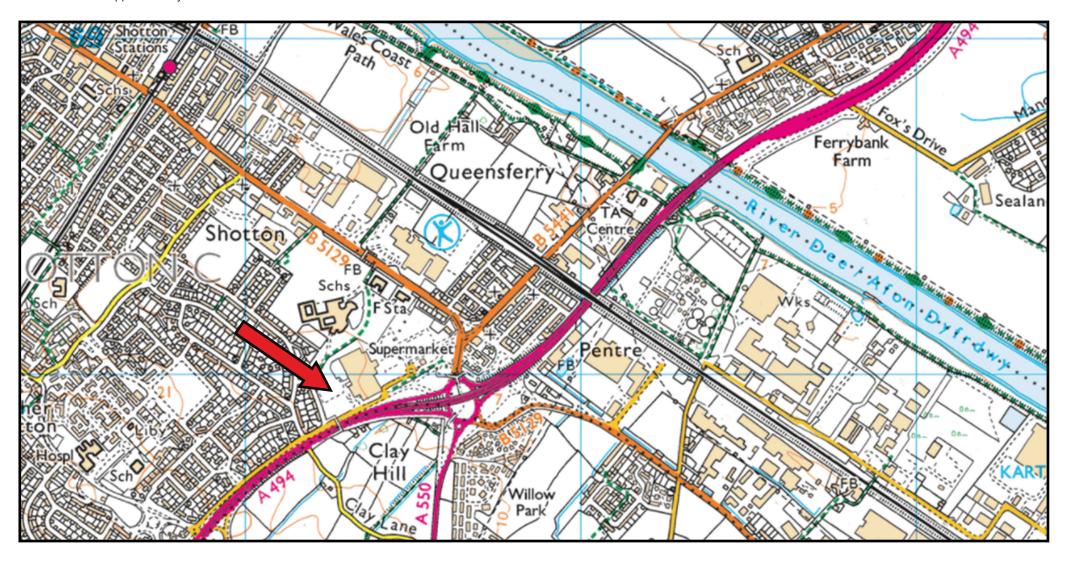




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# **LOCATION**

The site is situated to the rear of ASDA Queensferry accessed of 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.



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. DATE PREPARED: JANUARY 2023