



## FOR SALE

### REDUNDANT FORMER LIVESTOCK MARKET SITE AND OFFICES, BRIDGE STREET, CORWEN. LL21 0AH

- Freehold land and buildings on approximately 2.22` acre, with two highway accesses.
- Suitable for a variety of uses, subject to the necessary planning permission, and other statutory approvals.
- Of interest to developers, owner occupiers and investors.
- VIEWING via Celt Rowlands & Co. 01691 659659 and Joint Agents R G Jones – 01678 520495

## LOCATION

The North Wales town of Corwen (population 2,325 2011 Census) has a range of shops, services and businesses, and is situated in a rural part of Denbighshire, en-route on the A5 from England towards Lake Bala, and both the West and North Wales coasts. Distances: Chester 33 miles, Bangor 43 miles. There are road access into the site being off Green Lane to the East, which was used mainly for visiting transport to the market, and directly to the South to Bridge Street/A5, with a secondary access/right of way also at this point.

## DESCRIPTION

A site as shown on the attached OS plan of approximately 2.22 acre. The main buildings on the site currently are:-

**Former Main Sales Ring** being of brick and sheet clad to walling, and part open sided with a steel strut roof within corrugated roof covering. Ridge height of 6.3m, eaves 3.4m.

Gross internal area approximately 122.9 m.sq. / 1323 sq.ft.

**Steel Awning** with open side, with corrugated cladding.

Gross internal area approximately 90.0 m.sq. / 969 sq.ft.

**Second Sales Room** with blockwork walling, steel framed roof, small office area, eaves of 3.2m.

Gross internal area approximately 223.4 m.sq. / 2405 sq.ft.

**Garaging and Shed** for a number of vehicles around a yard, at the extreme southern section of the site adjoining the A5.

Gross internal area approximately 110.89 m.sq. / 1194 sq.ft.

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Total Gross Internal Area of All Approximately 547.31 m.sq. / 5891 sq.ft.

The land areas are as follows:-

Main Cattle Market	1.23 Acre
Area North of Cattle Market	0.26 Acre
Land Adjoining Llys Alwen	0.15 Acre
Areas marked X (Limitation )	<u>0.58 Acre</u>
<b>Total Approximately</b>	<b>2.22 Acre</b>



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## Limitation on Part of Site

For the two areas marked with an X amounting to approximately 0.58 Acre, there is a limitation in that the owner is not to use the land other than for agricultural purposes, but this could include the planting of trees and vegetation. Further information is available on application to the Joint Agents.

## VAT

It is believed that the site is not elected for VAT.

## PRICING AND POTENTIAL

Interested should enquire further to the joint agents for the guide price, and make enquiries to Denbighshire Council on the subject of planning.

## EPC RATING

Rating 'G'.

## VIEWING

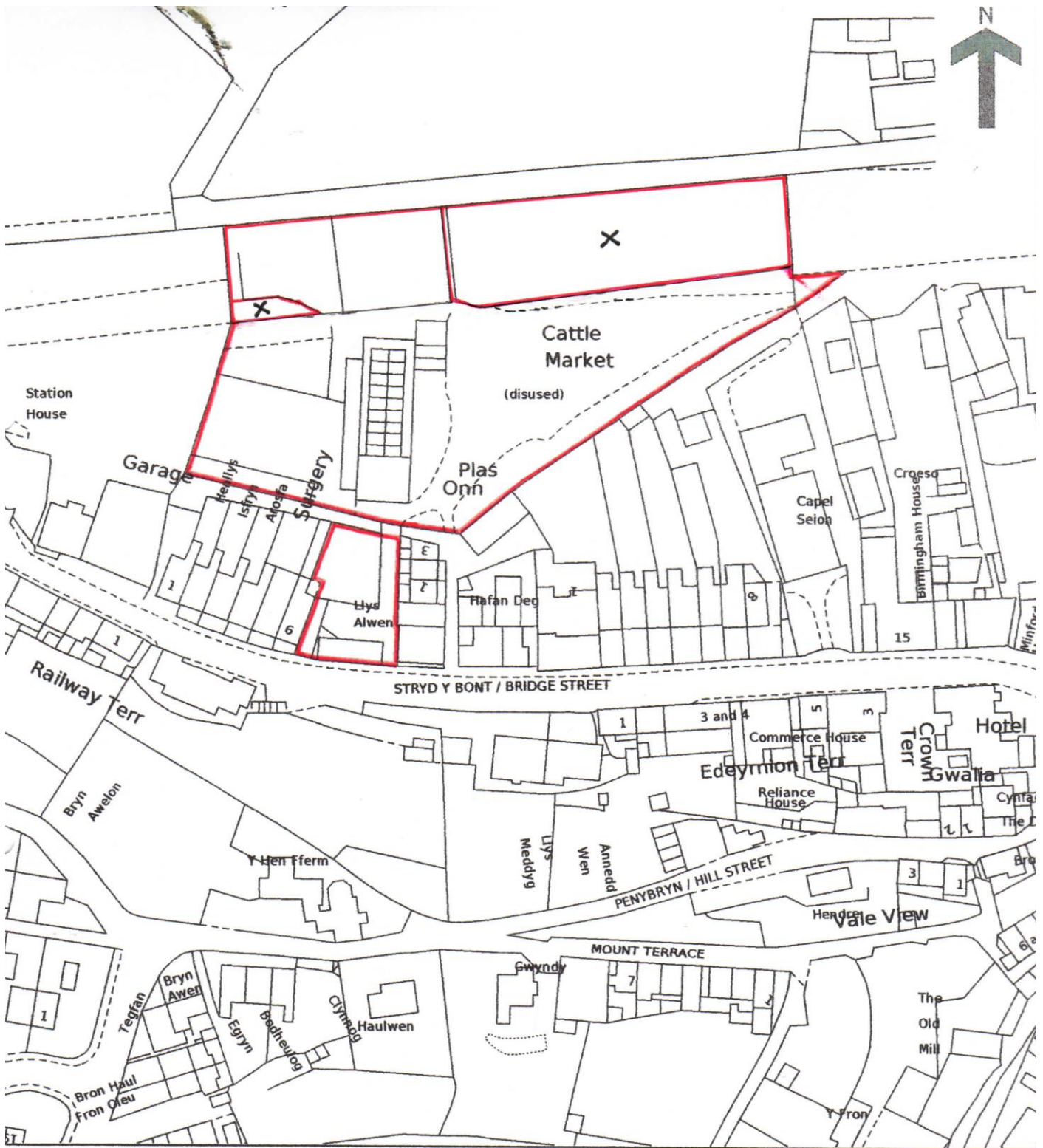
Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com) and R G Jones – 01678 520495 or [rhys@farmersmarts.co.uk](mailto:rhys@farmersmarts.co.uk)

## ACCESS

The site can be accessed directly off the A5 trunk road, and also along the lane running alongside the former railway to Green Lane and thereafter onto The Square/A5.



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