



FOR SALE - ZONED INDUSTRIAL LAND DENBIGH ROAD, RUTHIN, DENBIGHSHIRE. LL15 1PB

- **BEST AND FINAL OFFERS BY CLOSE OF BUSINESS 2ND DECEMBER 2024.**
- Freehold industrial land of approximately 6.75 acres.
- Prominent position on main Denbigh road (A525) at Ruthin, adjoining other industrial occupiers, Aldi store and Livestock Market.
- **VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com**
Sub Agents: Forge Property Consultants.

LOCATION AND DESCRIPTION

The site is located on the edge of the town of Ruthin, which has a good quality catchment with distances away in miles, A55 Expressway 13, Chester 23, Manchester 60 and Wrexham 18. This site is situated adjoining the Aldi store, on the A525 leading out of town towards Denbigh. A generally flat site with slight gradient, zoned for industrial usage, made up as follows:-

Open Land for Development of	5.97 Acre
Land at the rear, currently given over to pond and hedgerows	0.78 Acre
Total approximate land area	<hr/> 6.75 Acre

There is an access and utilities agreement relating to this land along the roadway off the A525, serving the Aldi store, and the planning permission for the Aldi store also required initial construction of some industrial units by the owner of the subject land now for sale, which has not been implemented.

Further information in general terms within the information pack.

INFORMATION PACK

The information pack is available on request from the agents, and this includes such items as:-

- Land Registry Titles with plans
- Documents for access and utilities
- Topographical survey
- Drone photographs
- Planning permission relating to Aldi store and subject site for sale



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BEST AND FINAL OFFERS

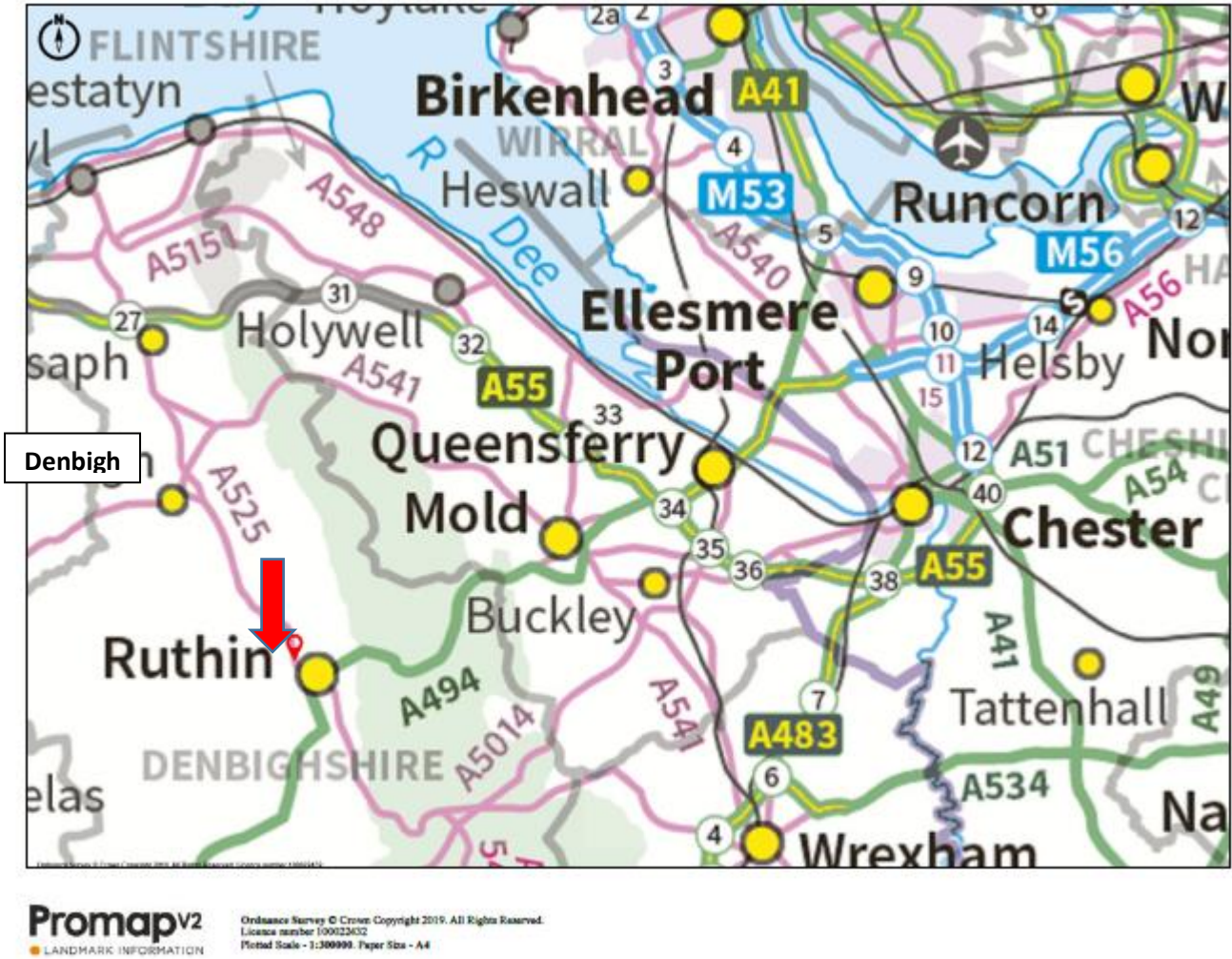
Best and final offers are to be received by close of business on the 2nd of December 2024.

VAT

We understand that the land will not be elected for VAT.

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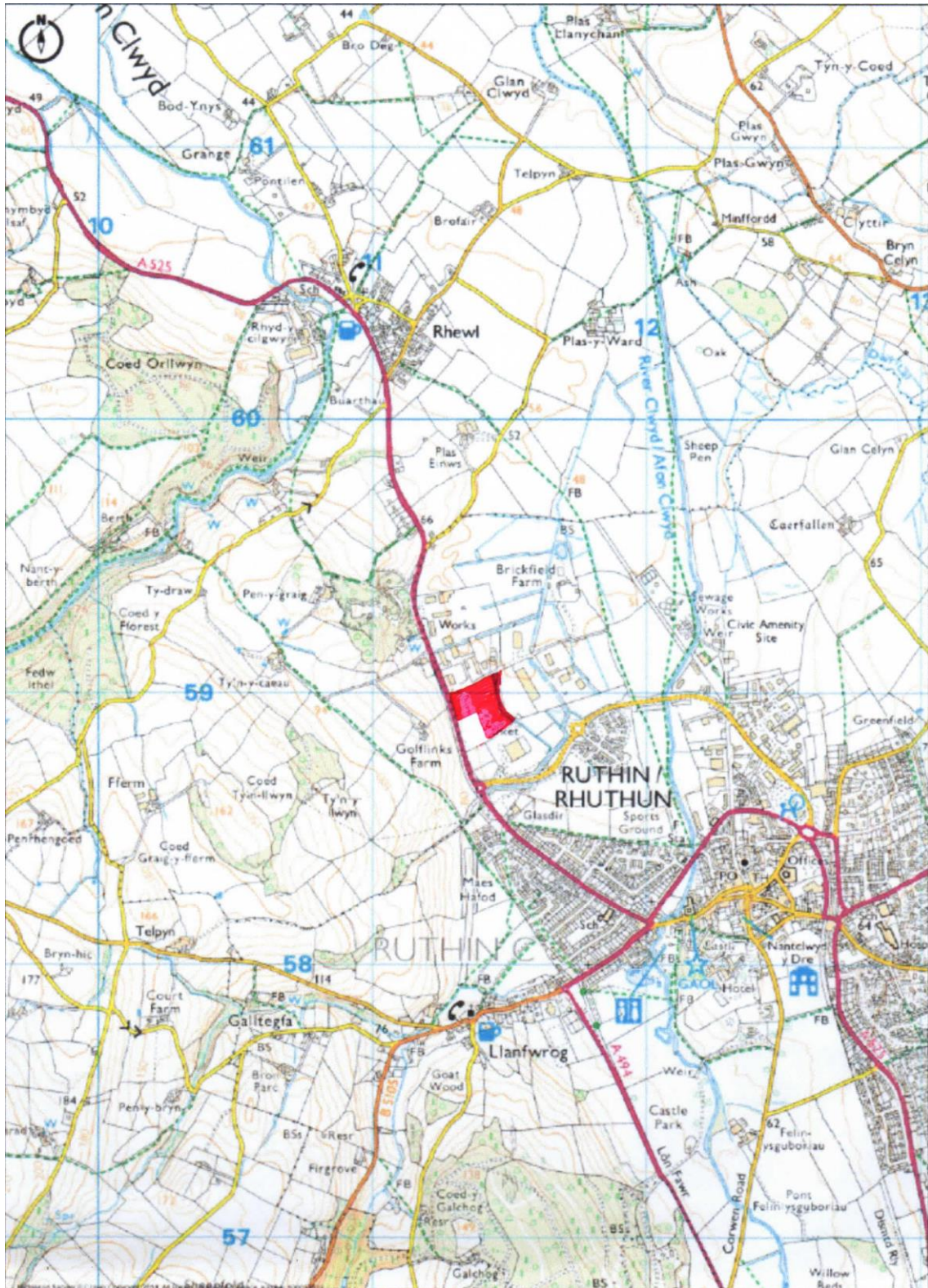
LOCATION PLAN



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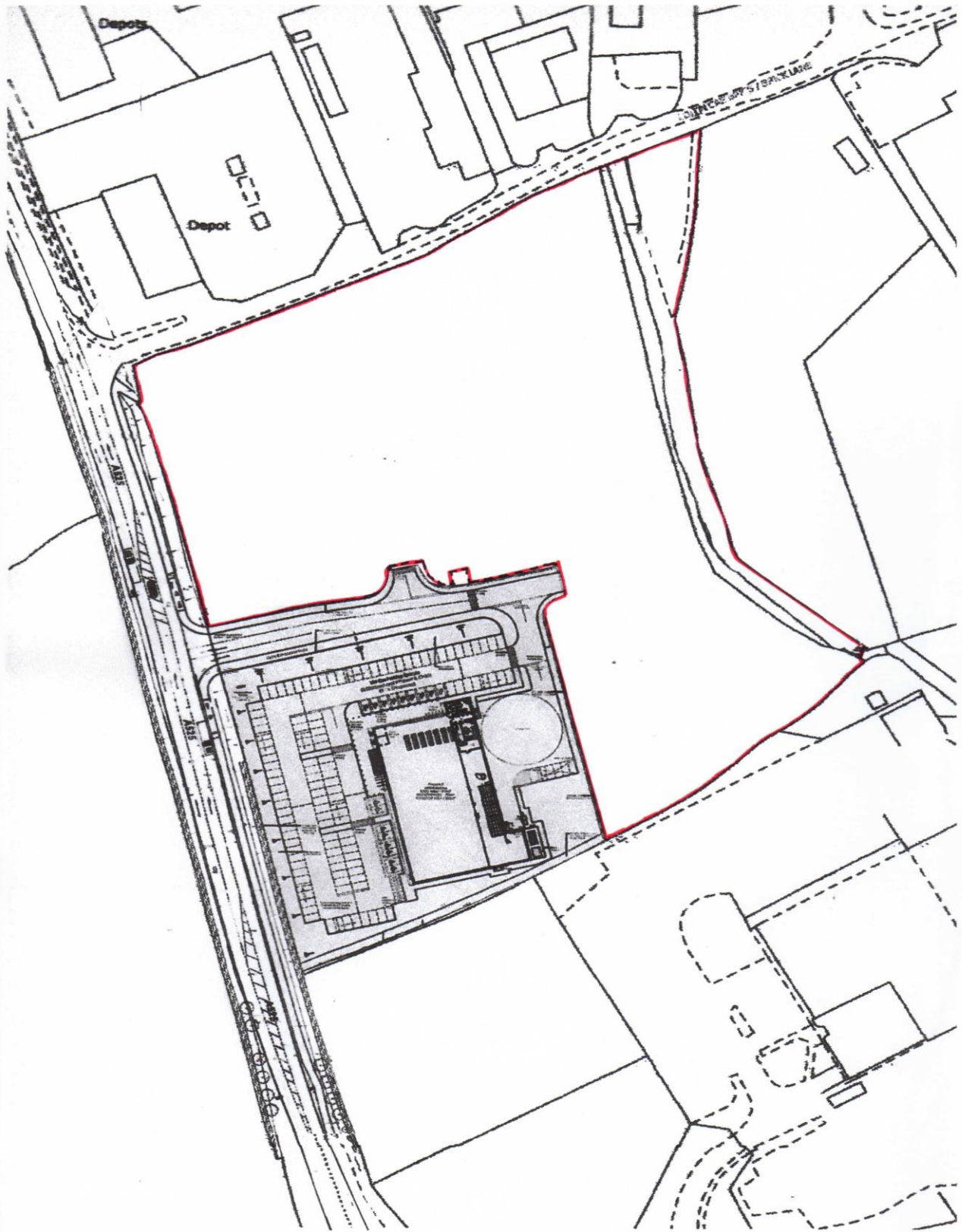
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LAND FOR SALE DENBIGH ROAD, RUTHIN

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