



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

- 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**

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



Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



TERMS OF OFFER

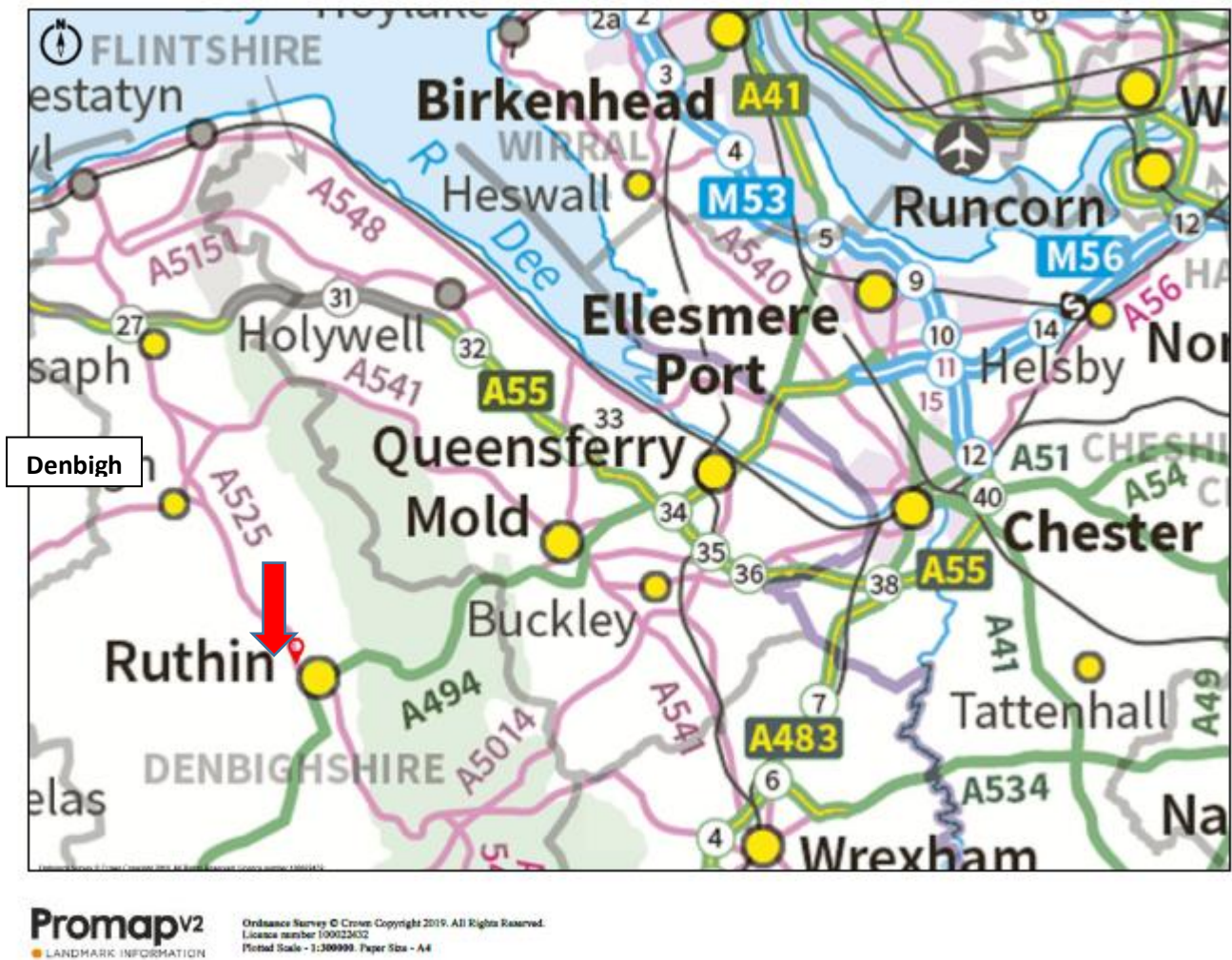
For the price of the freehold interest, please enquire to the agents Celt Rowlands & Co. – 01691 659659.

VAT

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

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

LOCATION PLAN



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty Stationary Office, Crown Copyright reserved. Celt Rowlands & Co – Licence No: 73838OE0001

Not to scale and for identification purposes only.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty Stationary Office, Crown Copyright reserved. Celt Rowlands & Co – Licence No: 73838OE0001

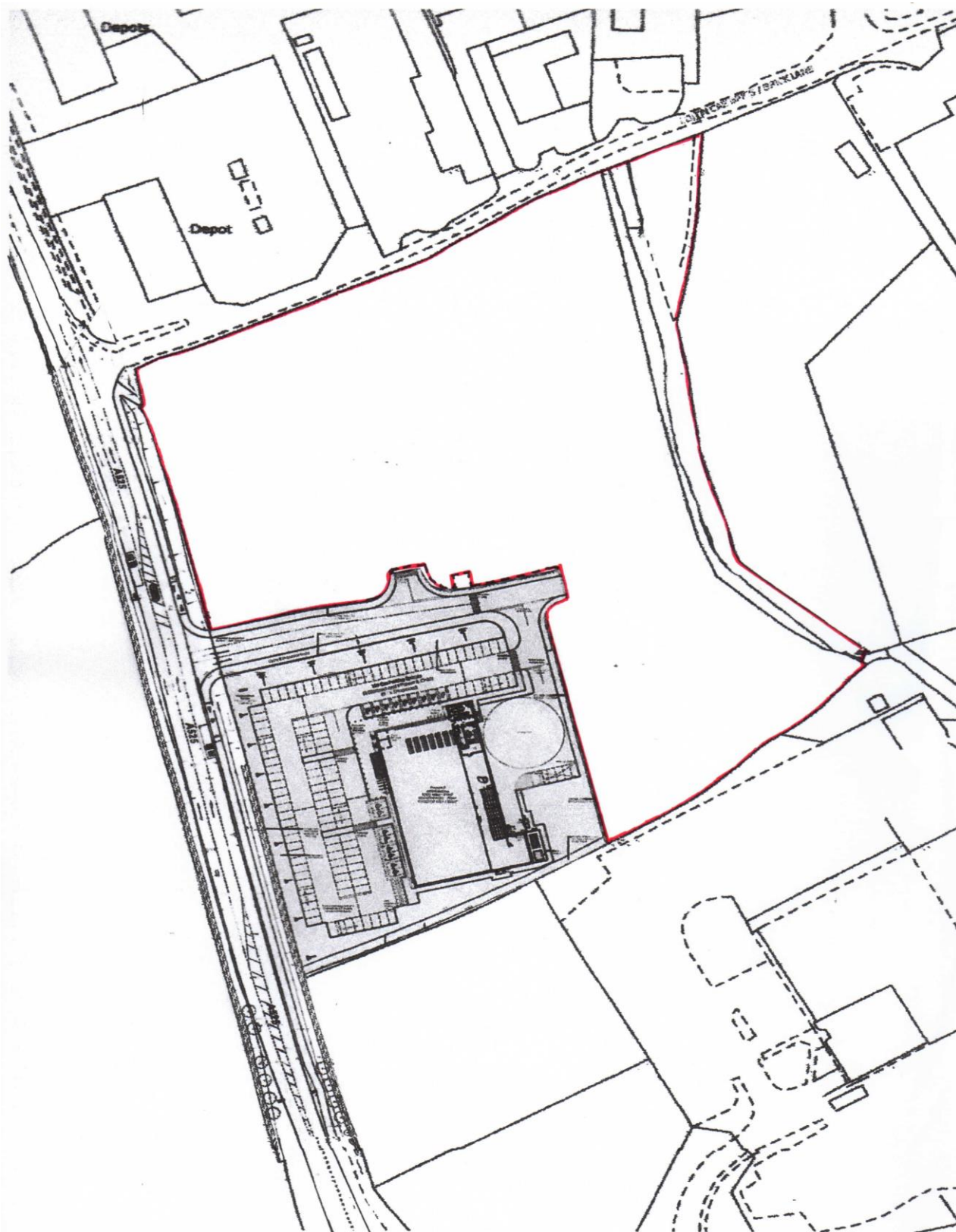
Not to scale and for identification purposes only.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

LAND FOR SALE DENBIGH ROAD, RUTHIN

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty Stationary Office, Crown Copyright reserved. Celt Rowlands & Co – Licence No: 738380E0001

Not to scale and for identification purposes only.



Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details