



## FOR SALE

### LAND AT SANDY LANE, BAGILLT, FLINTSHIRE. CH6 6EY

- Highly convenient and accessible position to the centre of the small town of Bagillt, with views over the Dee Estuary and farm land to the West.
- Residential development land of 0.61 acre approximately with the benefit of an outline planning permission.
- Interested parties may consider the site for a variety of scenario or one or more dwellings, the current permission being for five.
- **VIEWING - Contact Oswestry Office: 01691 659659 [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)**



## LOCATION

Bagillt is a small town/community overlooking the Dee Estuary, between Holywell and Flint, Flintshire, with a population of around 4,165 (2011 Census), with a range of facilities including primary school, convenience stores, public houses, Church, together with a range of other shops, businesses etc. The nearest A55 expressway junction is approximately 2.5 miles at Pentre Halkyn, and Chester is approximately 15 miles away.

## DESCRIPTION

A site of approximately 0.61 acre/0.247 hectares, relatively flat with access off Sandy Lane adjoining Grosvenor House. Two storey dwellings constructed on the site would enable Dee Estuary and countryside views to the West from their first floors. Interested parties may wish to discuss the possibilities of enlarging the site with the agents.

## PLANNING PERMISSION, SITE POTENTIAL AND INFORMATION PACK

Planning permission is dated the 25<sup>th</sup> November 2019, Ref. 060421, and then renewed dated 23<sup>rd</sup> March 2023, Ref. OUT/0007607/22, for the erection of 5 dwellings. In addition to the usual conditions, the renewed permission states that application for approval of reserved matters shall be made no later than 23<sup>rd</sup> March 2026, or before the expiration of two years from the date of approval of the last of the reserved matters whichever is the later. Interested parties may also wish to consider the site for completely different scenarios, one or more dwellings.

Copies of the planning permission, site plans and Land Registry Title plans are available to positively interested parties who request them.

## PRICE

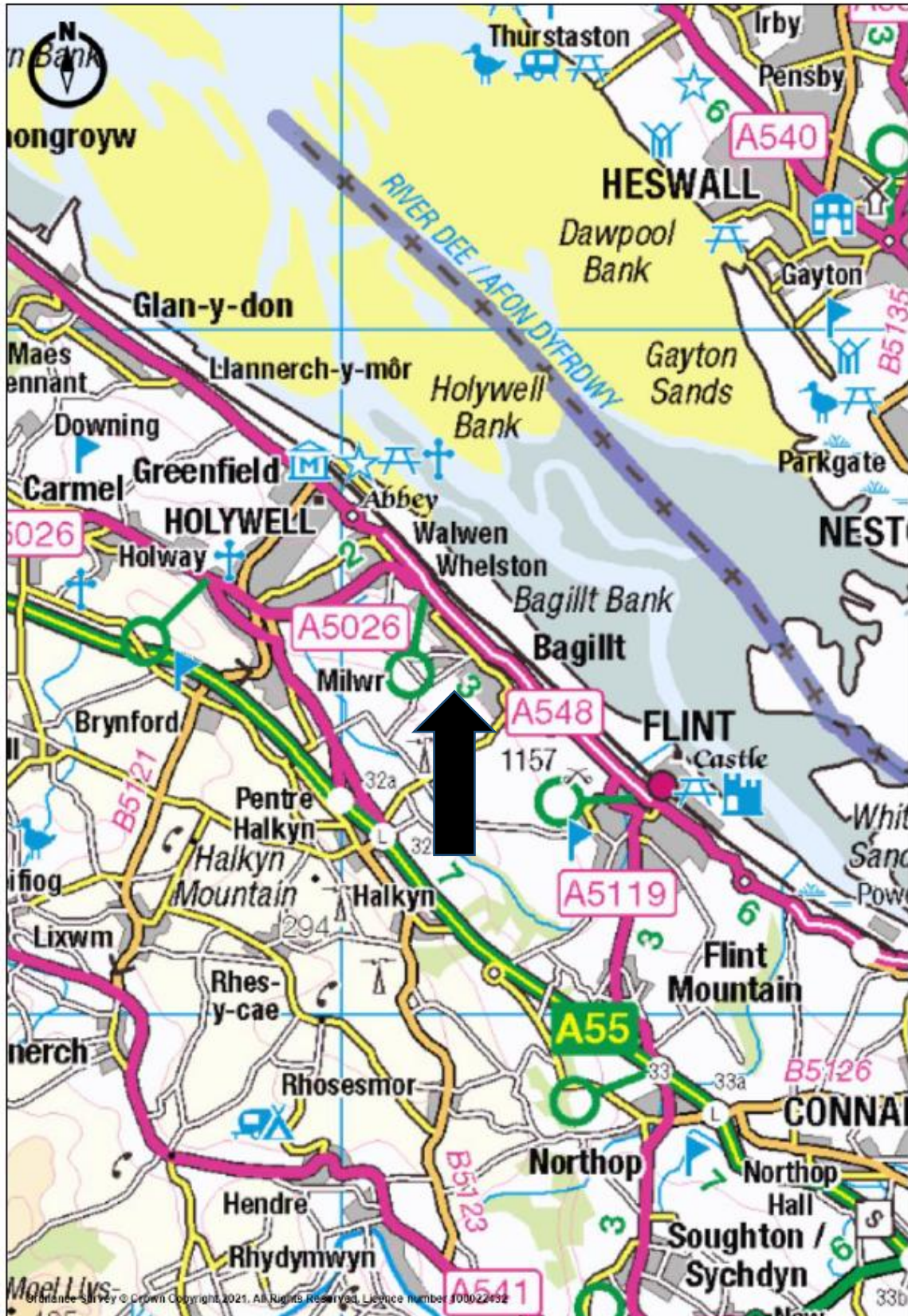
Offers invited - On application.

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**Promap**

LANDMARK INFORMATION

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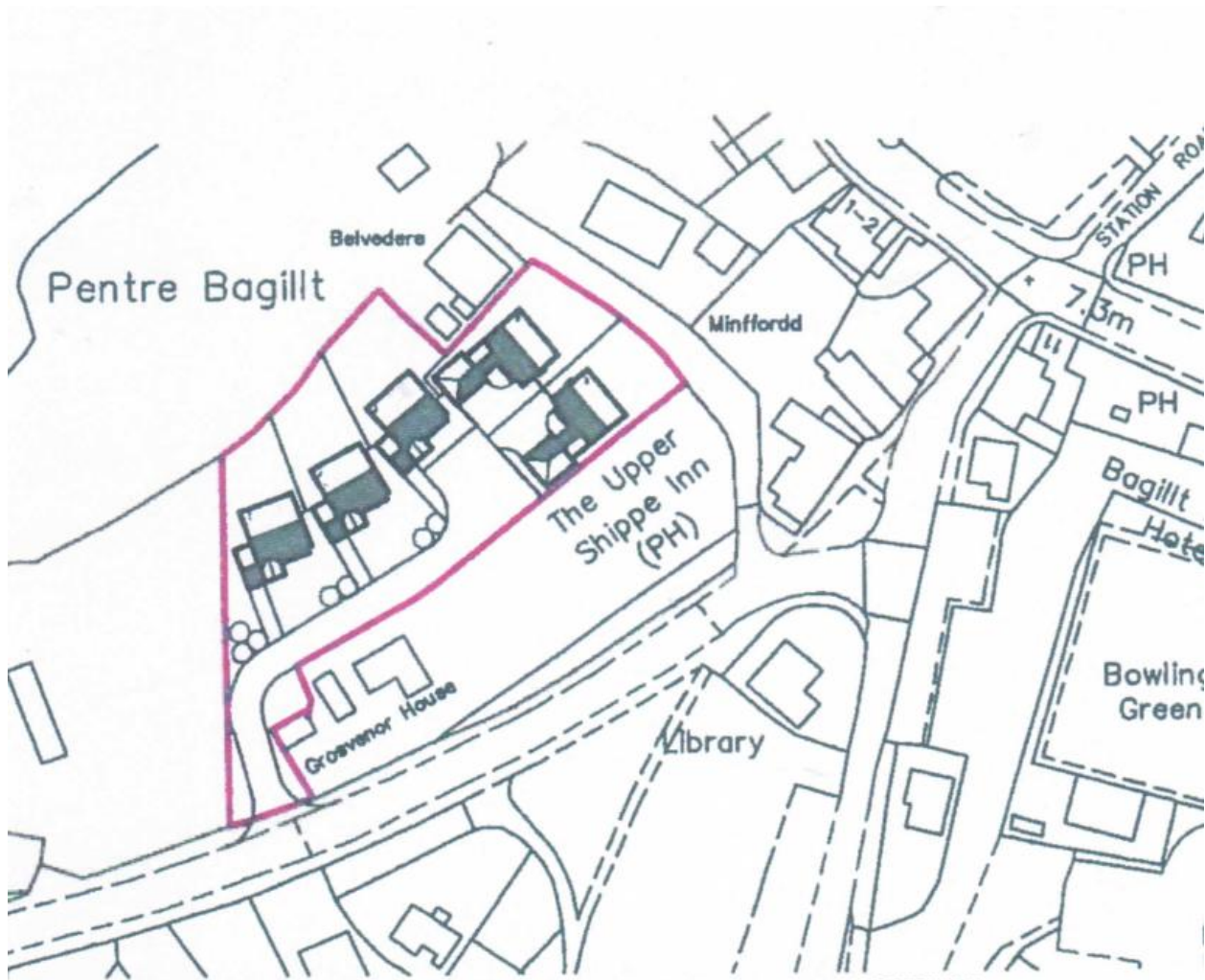
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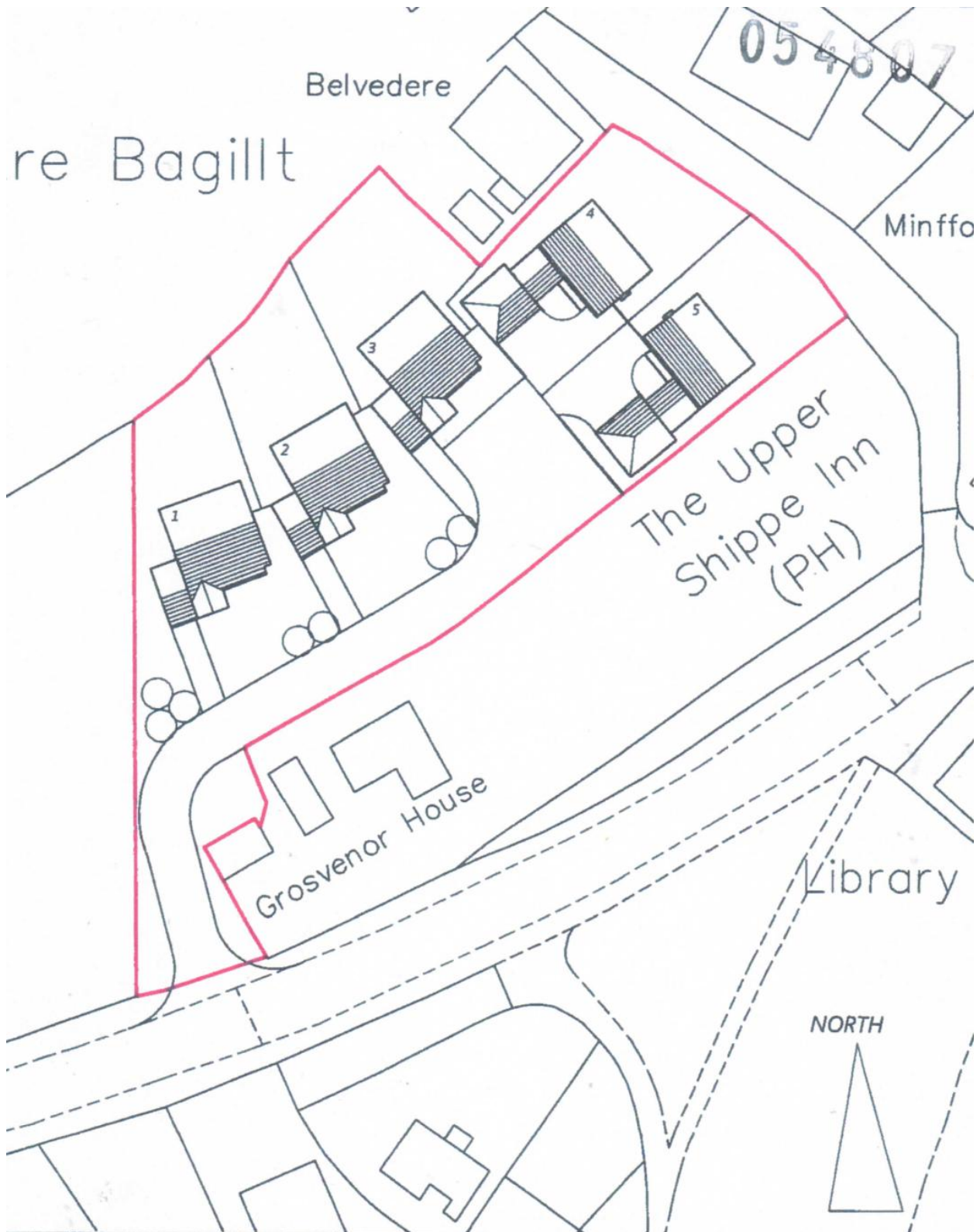




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