



**FOR SALE FREEHOLD  
ABERWHEELER NURSERIES, NEAR BODFARI,  
DENBIGHSHIRE. LL16 4DP**

- **Best and final offers to be submitted to the agents by close of business on Friday the 22<sup>nd</sup> of November 2024.**
- **Situated fronting the A541 between Mold and Denbigh, in picturesque countryside.**
- **Horticultural property currently closed for business, on land amounting to approximately 5.75 acre, and with glass houses, polytunnels and parking area.**
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

## LOCATION

Please see the attached location and site plans. The site is situated in picturesque, hilly countryside, approximately 12 miles along the A541 from Mold enroute to Denbigh.

## DESCRIPTION

A site of approximately 5.75 acre, as shown on the attached plan.

The site has two glass houses, 4 polytunnels and areas given over to sales and tarmacadam and gravelled car parking areas together with land for commercial planting and open fields. The front entrance is gated, and one particular associated feature of the site is the River Wheeler, which flows mainly outside and along much of the length of the land. The entrance driveway from the A541 crosses a private bridge over the river.



**PRICE, AND BEST AND FINAL OFFERS DATE** – For pricing for this freehold property, please contact the agents. Land Registry title deeds can be supplied to those parties who ask for them. Best and final offers for the freehold property should be emailed, posted or delivered to the agents, Celt Rowlands & Co., 82 Willow Street, Oswestry, SY11 1AL / [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com) to arrive by close of business on Friday the 22<sup>nd</sup> of November 2024. Interested parties should state what their offer is conditional upon, whether it is based on cash or whether it requires any bank or other funding, and whether there are any other conditions whatsoever, such as site surveys, obtaining of planning permissions etc. If there are such conditions, interested parties should be precise in telling the agents the extent of the conditions and their intended use of the property.

The level of price offered is of great importance to the vendor, and thereafter preference will be given to as little conditionality as possible. Those parties interested in offering should register their interest with the agents prior to the above date, so that they may be kept informed of any changes, or other stipulations the vendor may make.

**BUSINESS RATES EXEMPT** - To the best of our knowledge, business rates are not paid on this property, in that from May 2018 there was a continued exemption given to plant nurseries based upon (Westminster) Government legislation. The onus is upon interested parties to establish for themselves such rules relating to business rates payable from the Central and Welsh Governments.

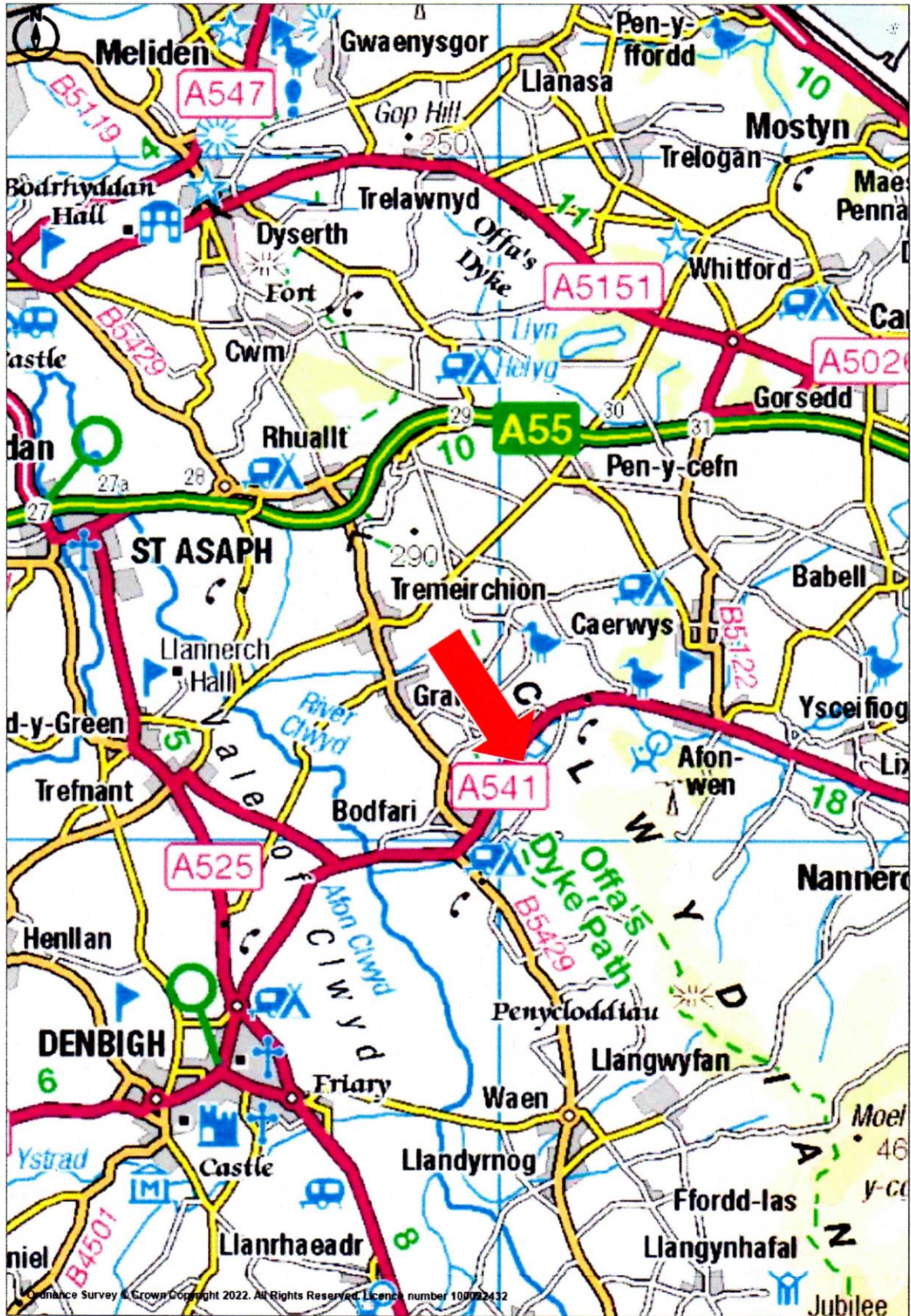
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**VIEWING** – Contact Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com) . Sub-Agents - Forge Property Consultants Ltd, Chartered Surveyors, Valuers, Land & Property Agents, T: 01691 610317



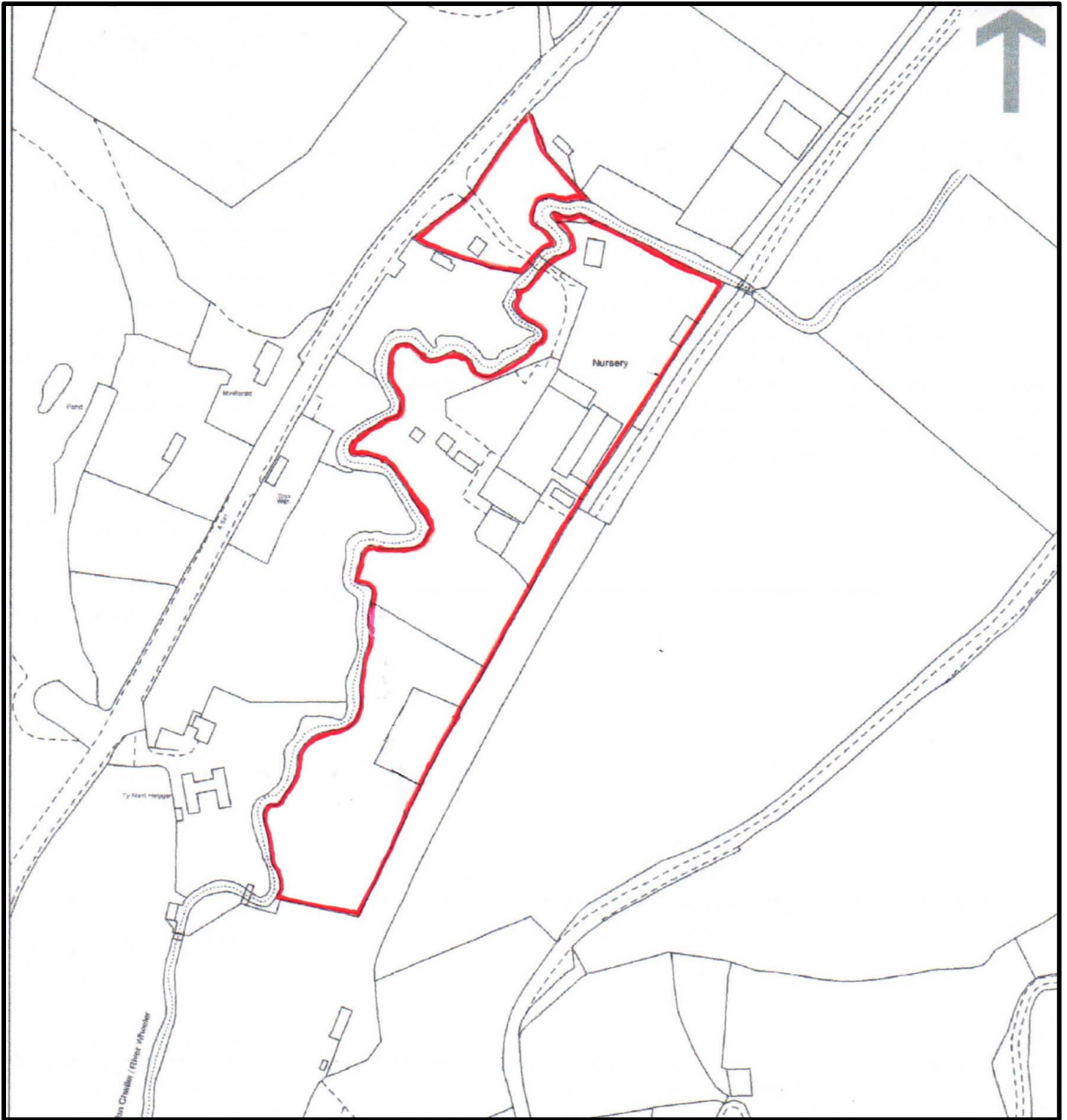
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**LAND AT ABERWHEELER – APPROXIIMATE BOUNDARIES**

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