

# For Sale

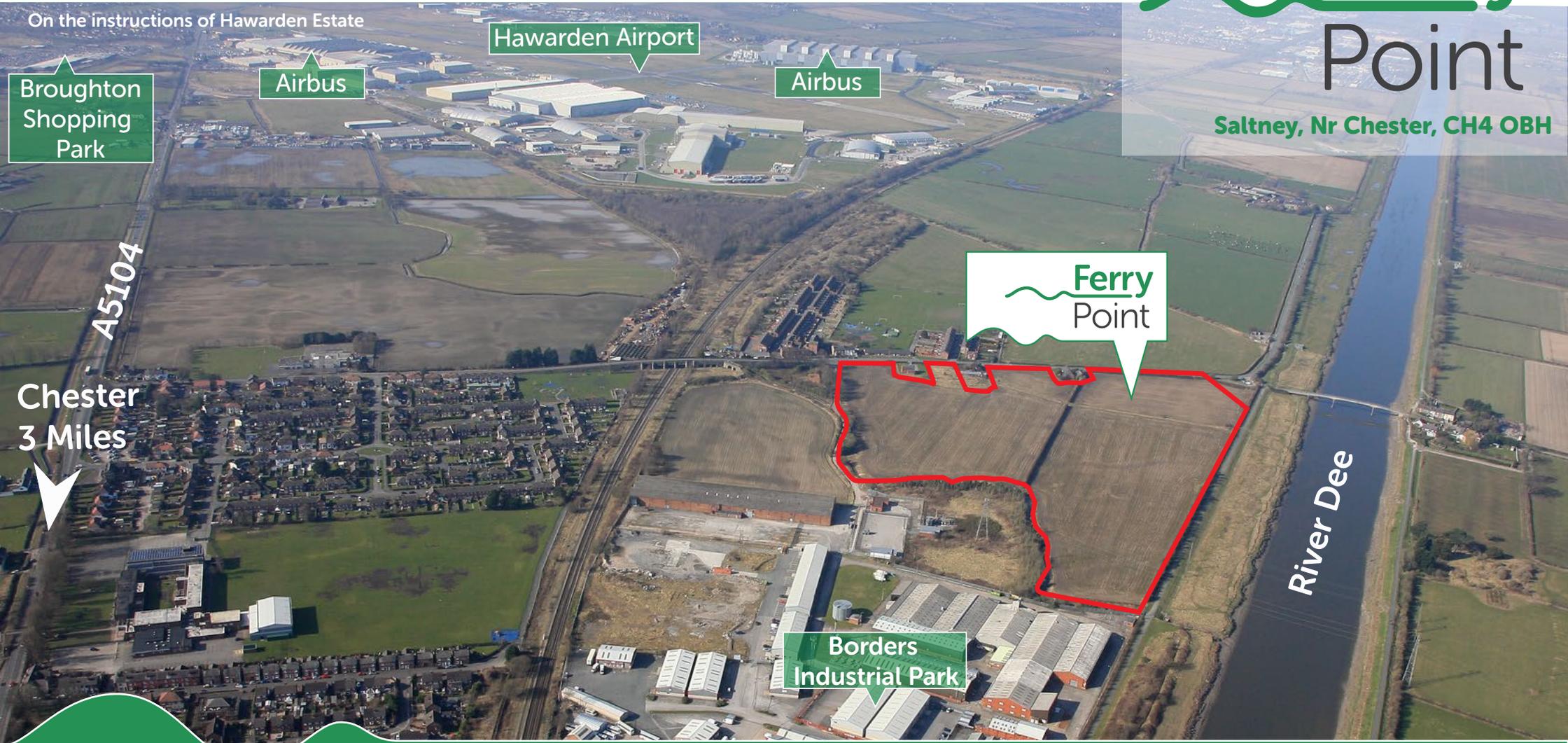
## Substantial Freehold Development Site

27.6 Acres (11.17 Hectares)

On the instructions of Hawarden Estate

# Ferry Point

Saltney, Nr Chester, CH4 OBH



- Existing outline for consent for B1, B2 and B8 use
- Potential for a variety of uses subject to planning
- Competitively priced

## Description

Ferry Point comprises of a substantial, relatively level development site which has previously been utilised for agricultural purposes. It is bounded to the north by the River Dee at Saltney Ferry and to the east by River Lane Industrial area.

## Area

27.6 acres (11.17 hectares).



Sealand Industrial Estate

Chester Racecourse

Central Trading Estate

Brymau Trading Estate

Borders Industrial Park

River Lane



..... Proposed new access road with planning permission



## Location

The site is situated on B5129 Saltney Ferry Road close to its intersection with the A5104, Chester Road, which provides access to Chester city centre approximately 2 miles to the east.

Liverpool is approximately 20 miles away and Manchester 35 being accessed via the A55 (35a) approximately 1 mile away from the site.



## Connections

<b>Chester</b>	4 miles
<b>Manchester</b>	45 minutes drive
<b>Liverpool</b>	25 minutes drive
<b>Motorway access</b>	M56, M53, M6, A5

## Planning

Ferry Point is currently zoned for employment uses under the Flintshire Unitary Development Plan although it is considered that the site may be suitable for a variety of alternative uses subject to planning.

An outline planning consent exists for industrial development on the site however this is conditional upon any future developers undertaking the construction of a new access road to connect Saltney Ferry and River Lane. The extent of the proposed access road is shown in yellow and is situated partly on the subject site and partly on land owned by Flintshire County Council and Natural Resources Wales.

The purchaser will be required to enter into separate direct negotiations with the other land owners to construct the road.

## Tenure

Freehold and long leasehold interests.

## Price

Offers are invited in the region of £1.5 Million for the benefit of our clients freehold interest.

## VAT

All prices and outgoings are subject to VAT which will be charged at the prevailing rate.



## Contact

For further information please contact the joint agents:

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CHARTERED SURVEYORS

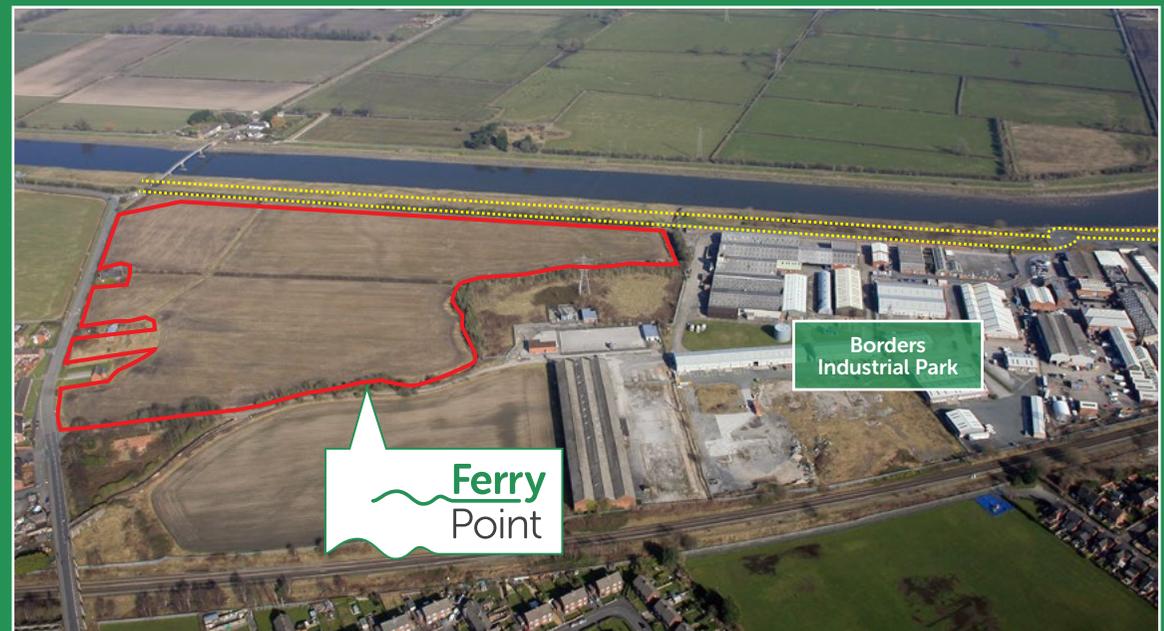
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