



## FOR SALE

### ABERWHEELER NURSERIES, NEAR BODFARI, DENBIGHSHIRE. LL16 4DP

- 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.
- Interested parties may wish to explore planning possibilities.
- The site could lend itself for Land, Commercial Development, Campsite and Holiday Village subject to obtaining the necessary planning consents
- VIEWING: Celt Rowlands & Co. 01691 659659.

## 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 /PLANING POTENTIAL

To discuss any pricing and development potential for this freehold property, please contact the agents.

## 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.

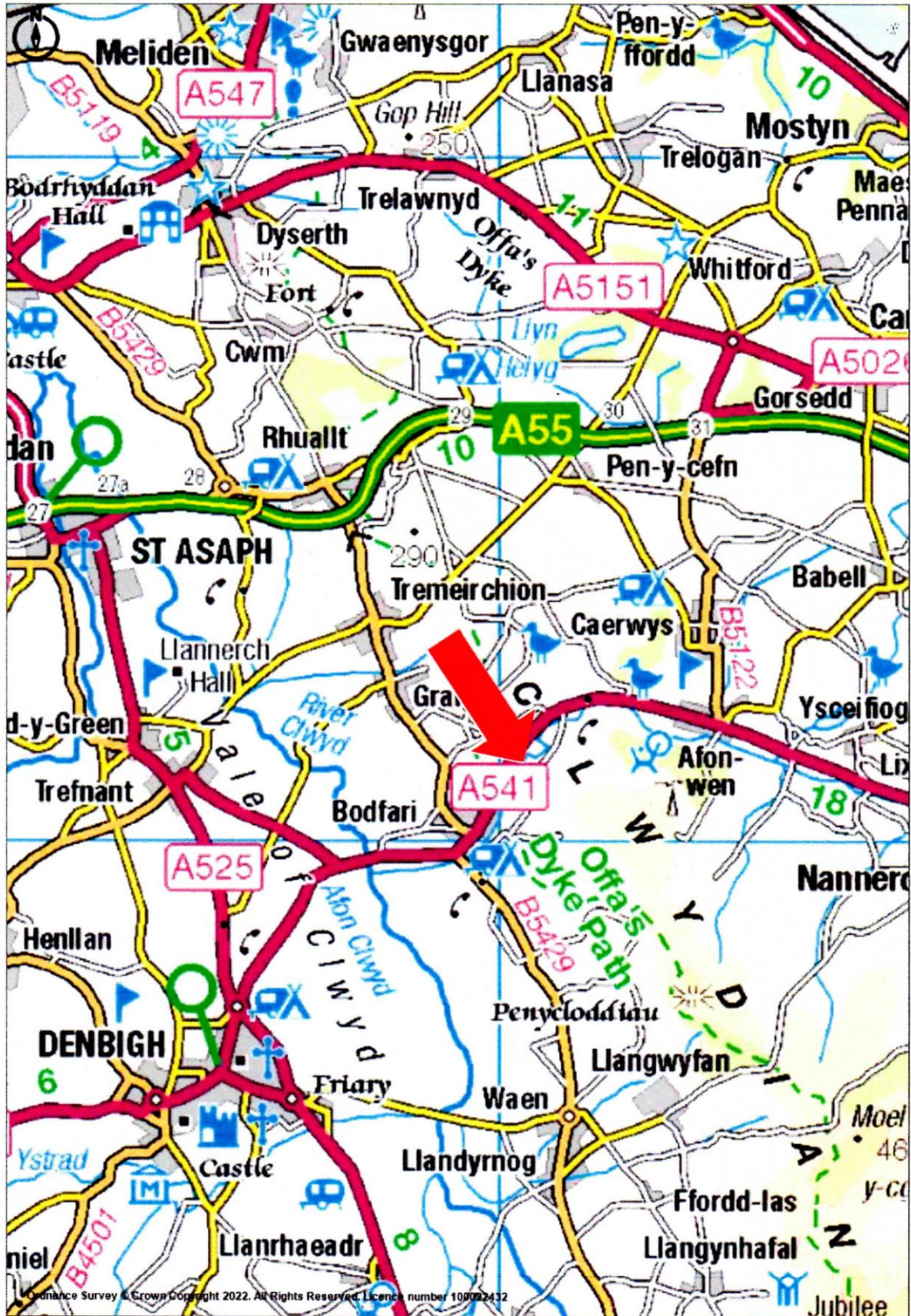
**VIEWING** – Contact Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com) . Sub-Agents - **Forge Property Consultants Ltd**, Chartered Surveyors, Valuers, Land & Property Agents, T: 01691 610317

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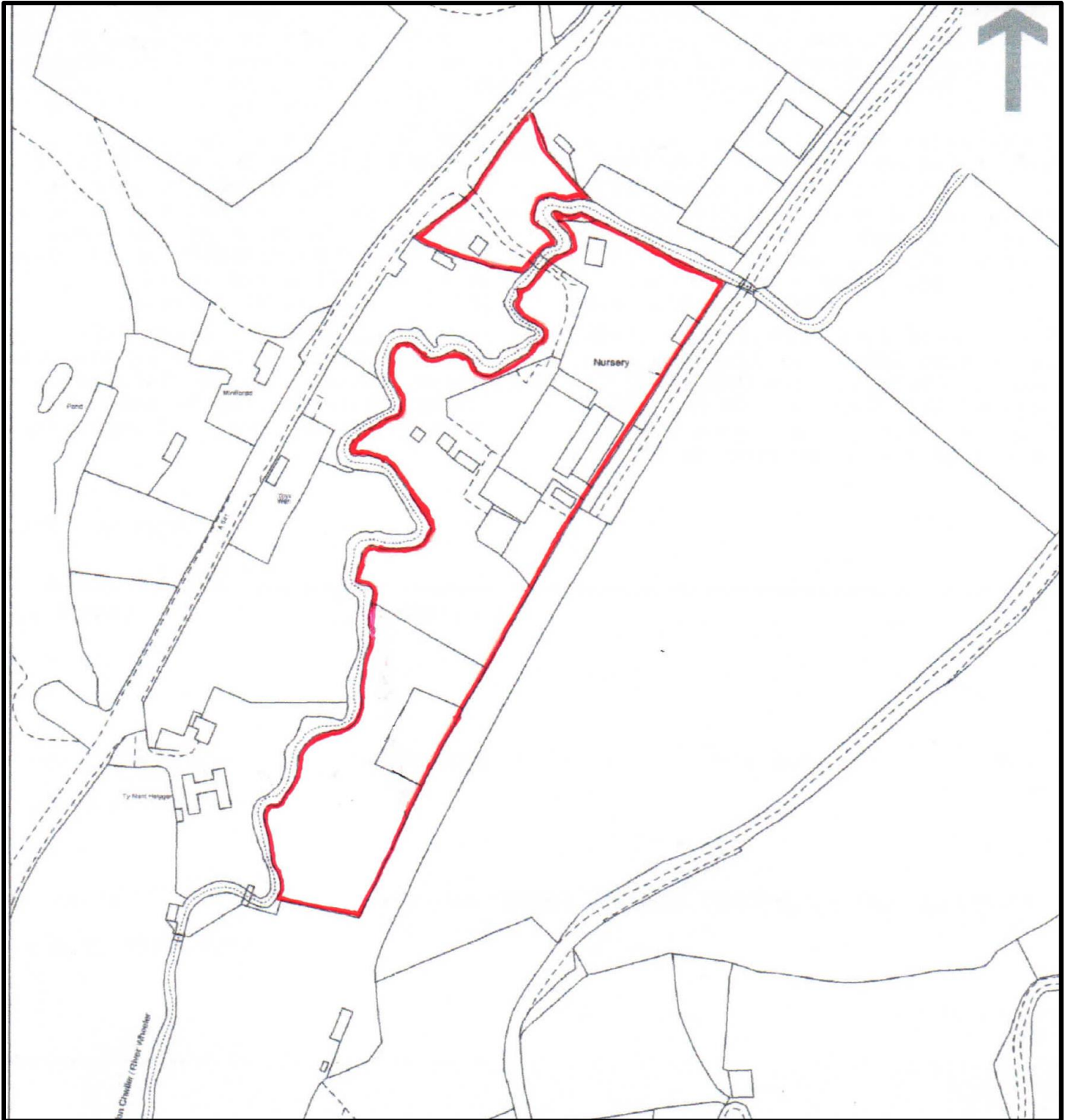
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**LAND AT ABERWHEELER – APPROXIMATE BOUNDARIES**

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