

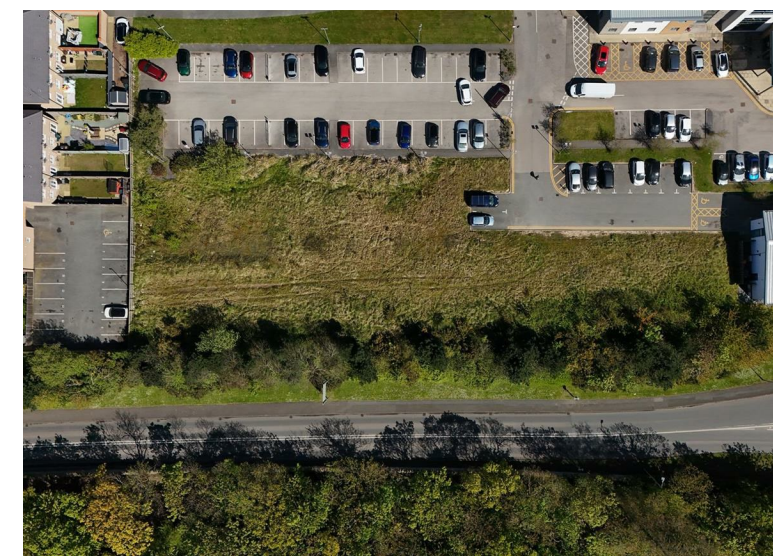
Land At North Wales Business Park Cae Eithin, Abergele, LL22 8LJ

Guide price £350,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Tenure

Leasehold

Description

A development plot located close to the A547 on the North Wales Business Park. The land is adjacent to the local Medical Centre and Boots pharmacy. The adjoining business park land has recently been developed as a large housing development.

The site is broadly rectangular in shape and has a total area of 0.264 Ha (0.65 acres) or thereabouts as detailed on the plan located in the images.

The site is currently allocated within the Local Development Plan for Business park use, as a result of the recent adjacent housing development there may be scope for alternative development options.

The site is located to the west of Abergele town centre with public transport links passing the site. It provides opportunities for a wide range of alternative development options, subject to planning consent.

The land is leasehold and is subject to a head lease for 125 years from 18 March 2006. The rent due under this lease is a peppercorn.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.