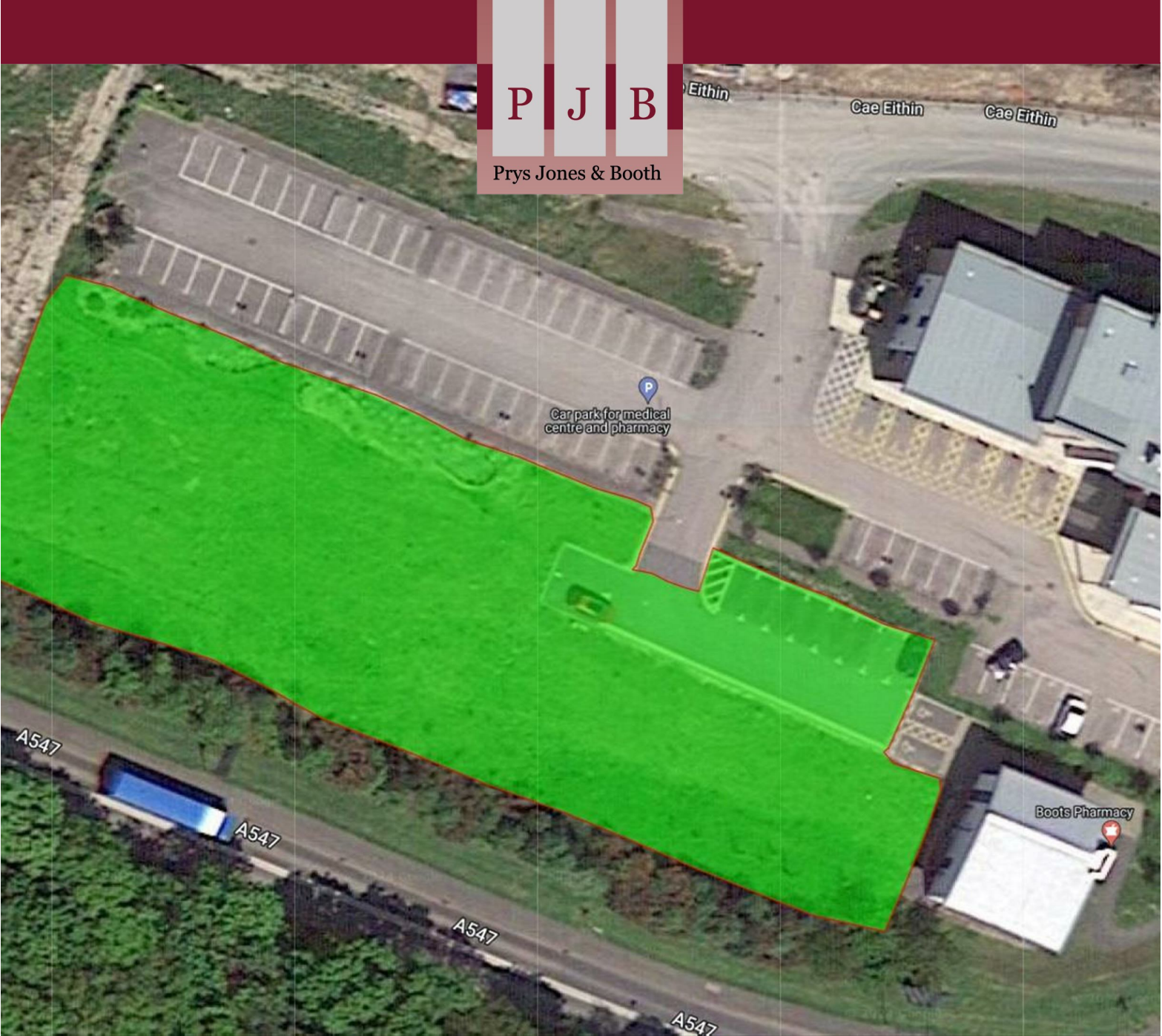
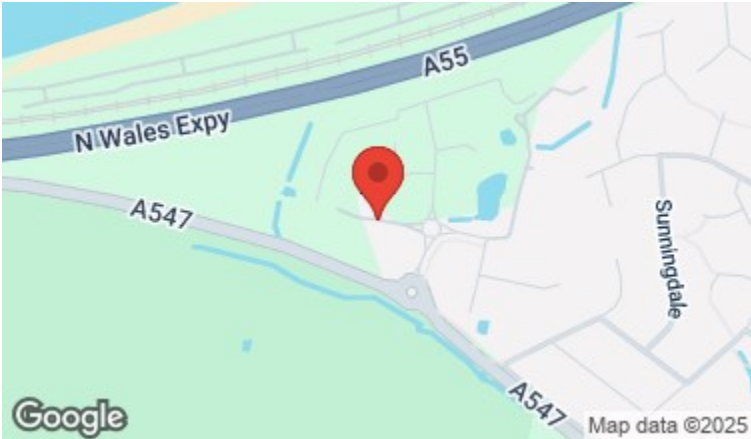




P J B
Prys Jones & Booth

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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Guide price £350.000



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.