

Building Land at, 26 Queensway, Shotton, DEESIDE, CH5 1HT
£200,000 MS11133



DESCRIPTION: An ideal opportunity for a developer/builder to acquire a piece of building land in an excellent location with planning for 3 bungalows. One detached bungalow with garage and two semi detached bungalows. The planning application is 063741. The commuted sum has been paid to Flintshire County Council and Welsh Water have been paid for the section 104 adoption agreement. The site is cleared and ready to go.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of our Shotton Office and immediately right into King George Street. Take the third right into Queensway and continue ahead at the crossing into a continuation of Queensway where the land will be seen on the right hand side in a corner position between Queensway and Garden Way.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



FLINTSHIRE COUNTY COUNCIL
Planning, Environment & Economy
County Hall, Mold
Flintshire. CH7 6NF

CYNGOR SIR Y FFLINT
Cynllunio, Amgylchedd ac Economi
Neuadd y Sir, Yr Wyddgrug
Sir y Fflint. CH7 6NF

CERTIFICATE OF DECISION

Application Ref: 063741

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER, 2012

AGENT

PL Planning

APPLICANT

In pursuance of their powers under the above Acts and Order the County Council as Local Planning Authority **PERMITS:**

PROPOSAL: **Demolition of existing bungalow and outbuildings. Erection of 3 New Bungalows (amended scheme to that refused under reference 060481)**

LOCATION: **26 Queensway
Shotton
Deeside
CH5 1HT**

In accordance with the particulars and plans comprising your application received complete on 03-Nov-2021 subject to the attached conditions.

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.