MS11374



BAGILLT

£25,000

Land At Fron Deg, Fron Deg, Top Hill, Bagillt, CH6 6HU

£25,000 MS11374



DESCRIPTION: A parcel of land which is being sold unconditionally in an elevated position with far reaching views over the Dee Estuary and beyond. The land measures 603sq meters and and is a sloping site. We are informed that previously there were 3 terraced properties on the site. No planning is on the land. Should you wish to develop then planning permission would be required and the site would lend itself to split level property.

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 10.00am – 2.00pm Saturday

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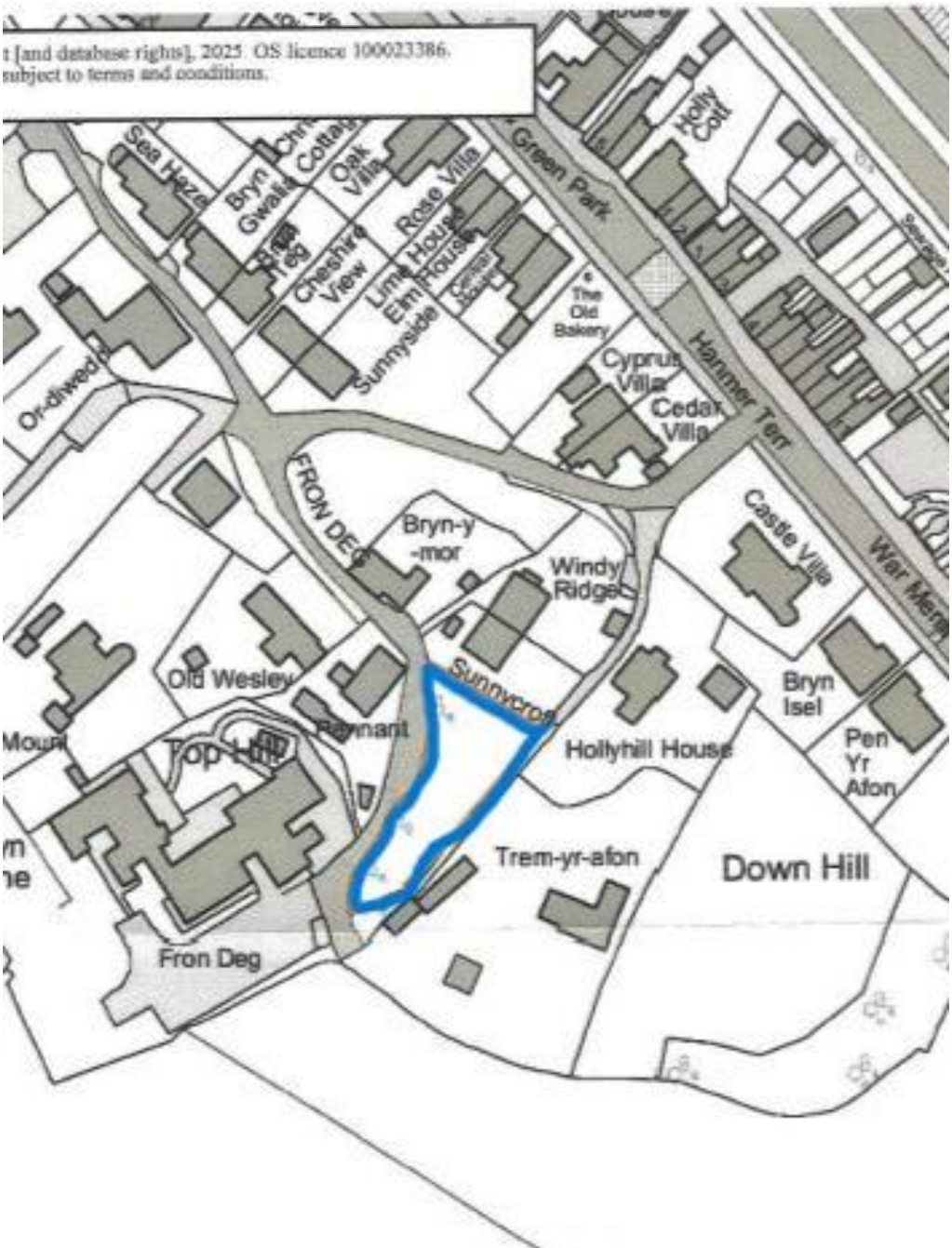
DIRECTIONS: Turn left out of the Shotton Office and proceed through Connah's Quay passing Coleg Cambria on the left. At the roundabout take the first exit to join the by pass and continue through Oakenholt and Flint. At the traffic lights by the Royal Oak in Flint continue straight across until turning off the bypass for Bagillt. At the "T" junction turn right into Bagillt High Street and continue passing the shops until turning left into Fron Deg. At the top of the lane continue into the no through road where the land will be seen on the left hand side by the lay by.

LOCATION: Situated in an elevated position with enviable views in the popular village of Bagillt.







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