



**Halfway House, Church Street, Connah's
Quay, Deeside CH5 4AS
£295,000 Guide Price**

RG
Rutter Green

64 Kenyon Road

Wigan

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Halfway House, Church Street, Connah's Quay, Deeside CH5 4AS

- To be Sold via Online Auction
- Fantastic Development Opportunity
- Prominent Roadside Location
- Situated On An Extensive Plot
- Possibly Change Of Use (SPP)
- Multiple Rooms For Individual Letting
- Freehold Property
- Energy Rating D
- Close to Motorway Links
- Viewings Highly Recommended

This freehold property represents an exceptional development opportunity, strategically situated on a prominent roadside that guarantees high visibility and accessibility. Nestled within an expansive plot, the property boasts multiple rooms that are ideally suited for individual letting, making it an enticing prospect not only for seasoned investors but also for developers looking to capitalize on its potential. With the possibility of changing the property's use—contingent upon obtaining the necessary planning permission—there exists a wealth of versatile options to maximize its value and utility. For instance, one could consider transforming it into a multi-unit residential space or even repurposing it for commercial endeavors, depending on market demands. The energy rating of D indicates room for improvement in energy efficiency, which could further enhance its appeal to environmentally-conscious tenants or buyers. Additionally, its advantageous proximity to major motorway links significantly enhances accessibility. Given these compelling features, viewings are highly recommended to fully appreciate the unique potential this property offers.





If you would like to arrange a viewing of this property, please contact our showroom at

64 Kenyon Road

Wigan

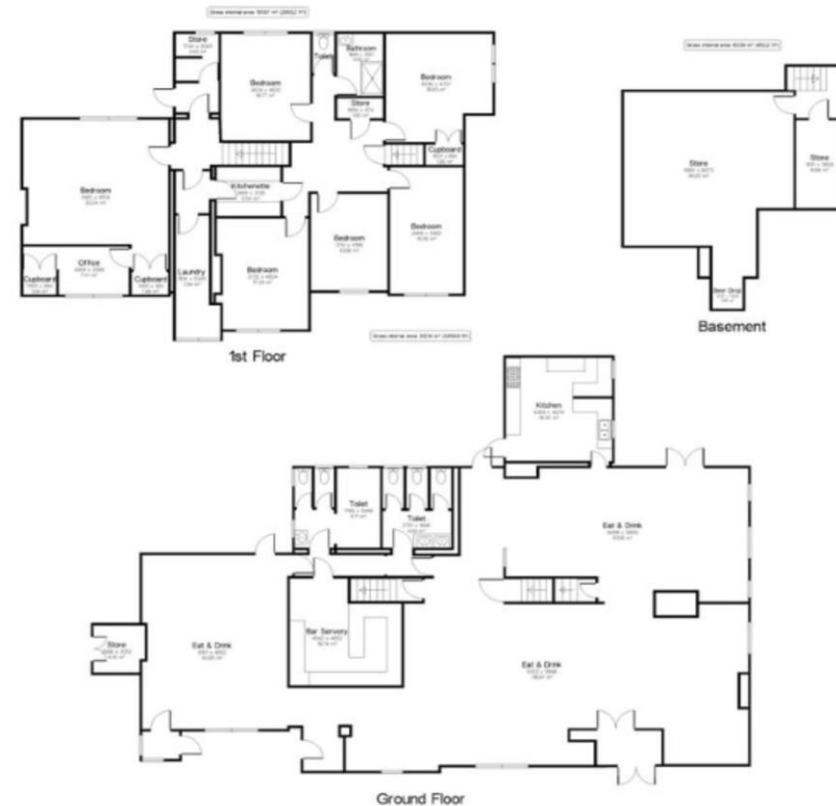
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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.