

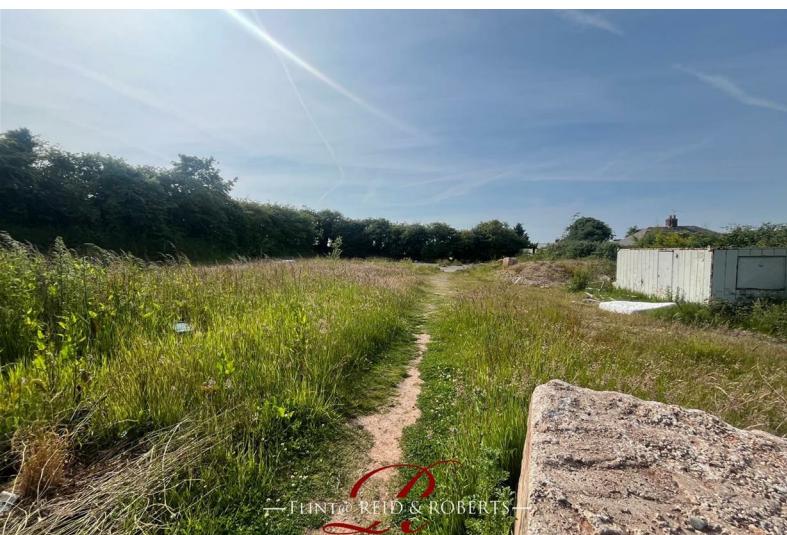


— FLINT@ REID & ROBERTS —

## Former Flint Working Mens Club Woodfield Avenue

Flint, Flintshire, CH6 5JQ

£350,000



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Flint, Flintshire, CH6 5JQ

**£350,000**



## Description

The site is a former working men's club situated in the heart of Flint. The site has planning permission for the erection of 3/4 blocks of 19 one and two bed units with parking facilities.

The ground has been cleared and levelled ready for development.

## Planning

Flintshire County Council Planning Application Ref: 060006 associated documents available to view at: <https://planning.agileapplications.co.uk/flintshire/application-details/62860>

A revised planning application was submitted under application reference 060006 for the erection of 19 apartment units in 3 blocks comprising of 15 Two bed apartments and 4 one bed apartments.

The application is approved subject to a Section 106.

(Block 1) 4 x two-bedroom apartments, 2 x one-bedroom apartments

(Block 2) 4 x two-bedroom apartments, 2 x one-bedroom apartments

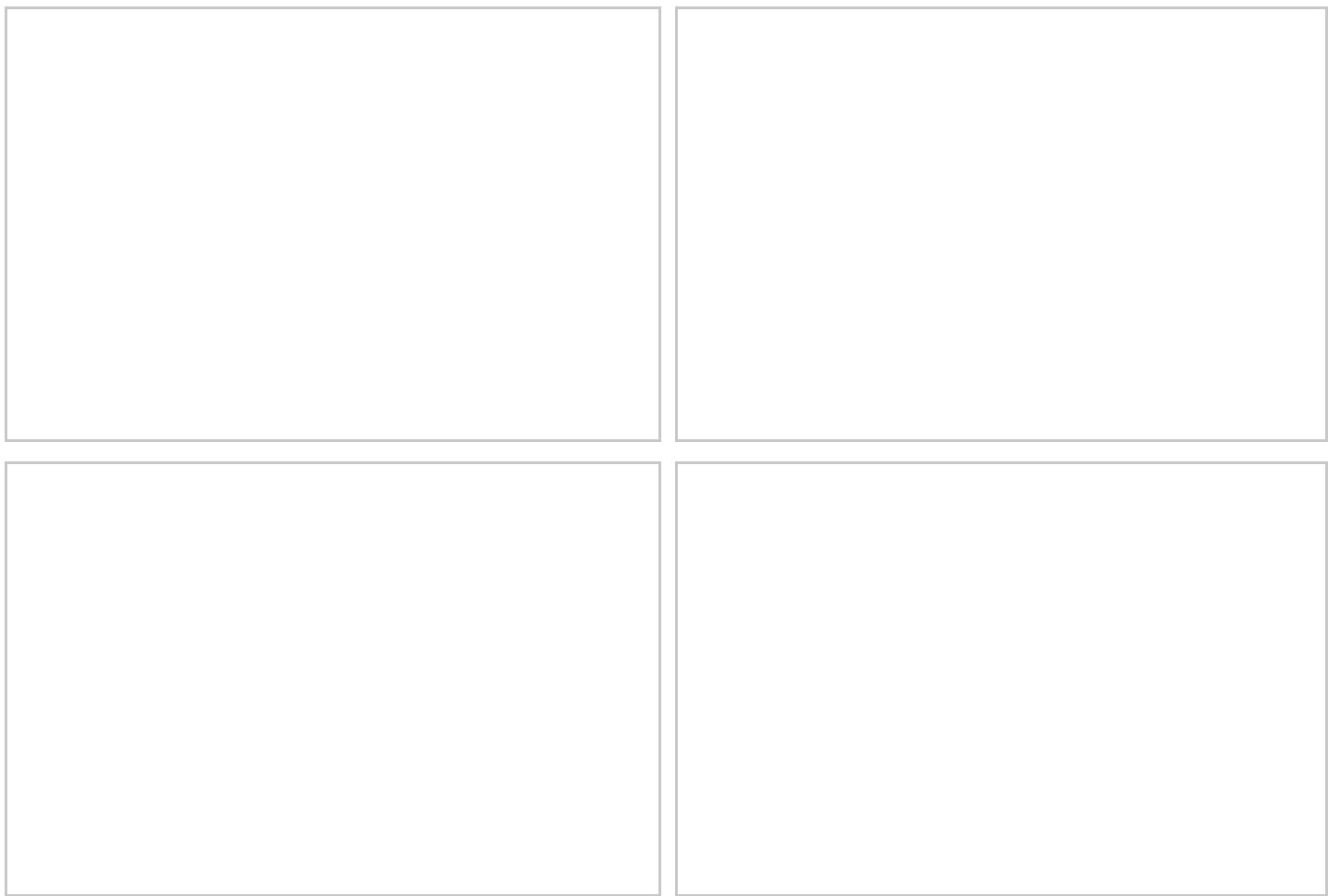
(Block 3 & 3b) 7 x two-bedroom apartments

## Location

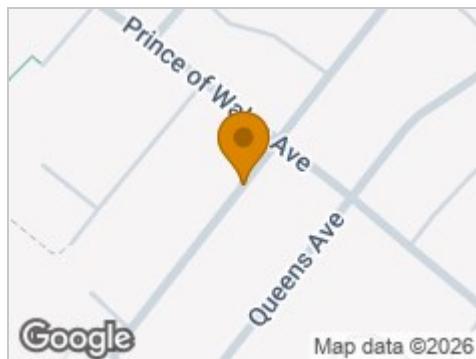
This residential redevelopment site sits in an elevated position at the head of Woodfield Avenue, at its junction with Ffordd Llewelyn. The site is located approximately  $\frac{1}{2}$  mile from Flint town centre and ideally situated for local amenities and schools. There is a large area of green, public open space to the rear of the site which, in its elevated location has views to

the north over the Dee Estuary.

The site is ideally situated as Flint offers a great transport link up including Flint Bridge, Train Station and is close by to the A55 which offers excellent commuter link across the North Wales and North West Region with links to the M56, M53 and major motorway networks throughout the northwest.



Road Map



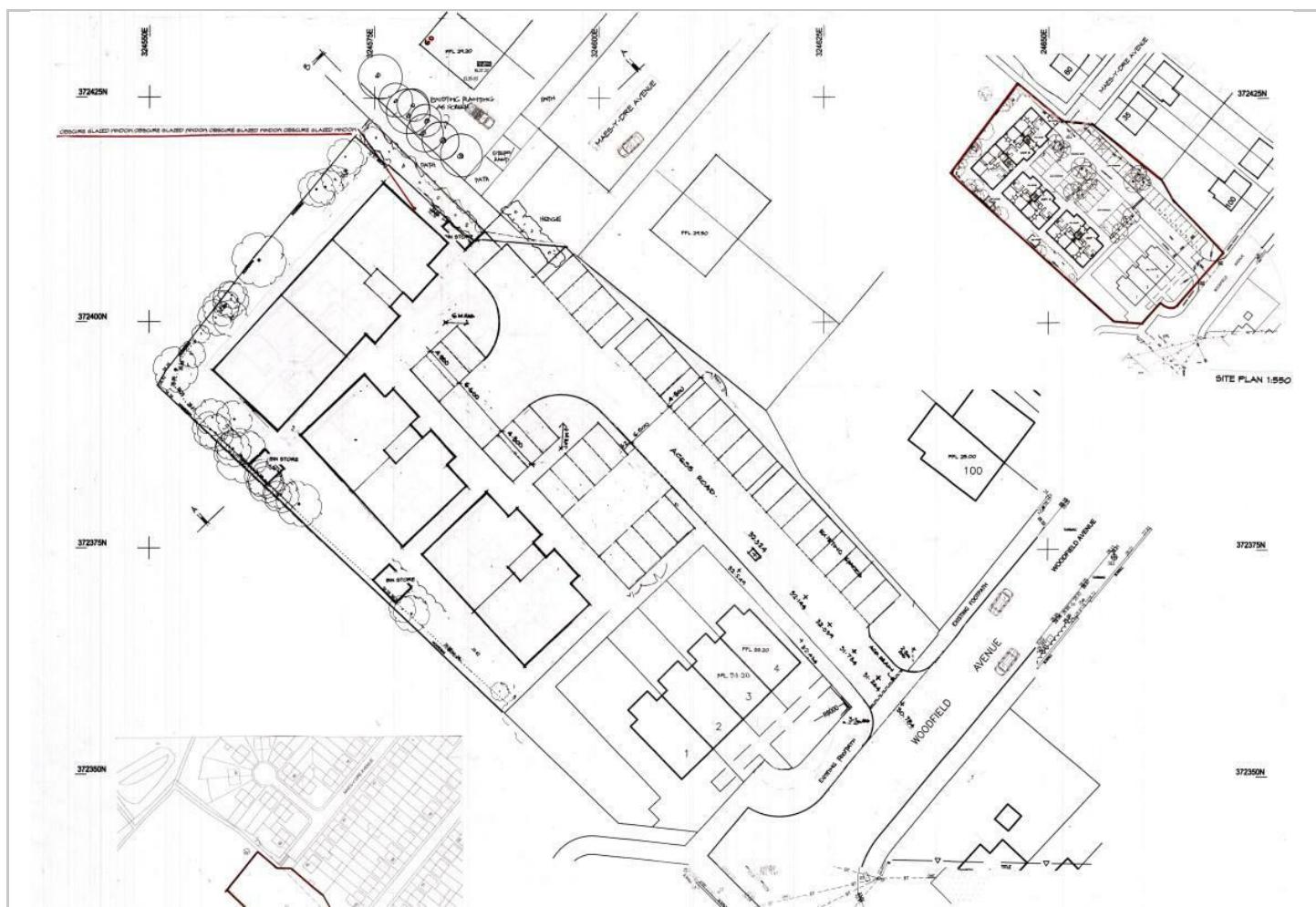
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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