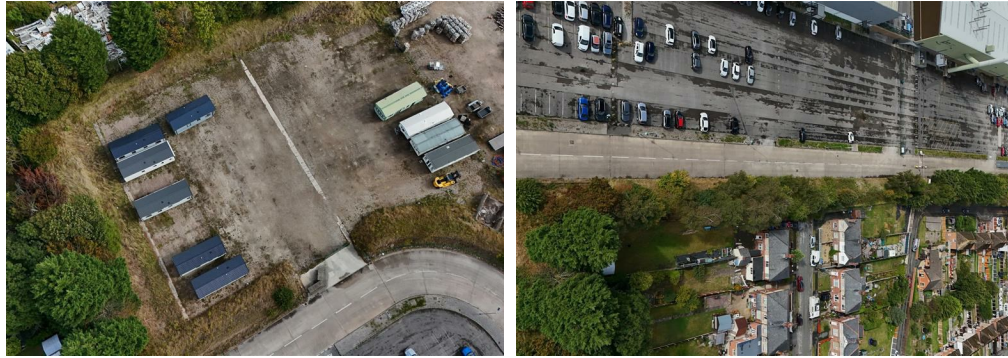


Land on North side of Royal Welch Avenue, Rhyl, LL18

5TQ

£280,000



Tenure

Freehold

Property Description

The land extends to approximately 1.47 acres, with an additional strip running parallel to the road measuring roughly 0.297 acres, giving a total of 1.76 acres. Securely enclosed by metal fencing and gates, the main site offers a flat terrain well-suited for a variety of uses, while the narrower strip forms a grassy embankment along the roadside. Direct vehicular access is available from the adjoining road, enhancing the practicality and flexibility of the site.

According to the vendor, the permitted usage of the land currently falls under the following categories:

B1 – Business: Offices (excluding those in A2 use), research and development, and light industry suitable for a residential area.

B2 – General Industrial: Industrial processes (excluding incineration, chemical treatment, landfill or hazardous waste).

B8 – Storage or Distribution: Including open-air storage and distribution centre use.

Prospective purchasers should note that, to the best of our knowledge, the site is not currently connected to mains services. Any buyer is advised to carry out their own due diligence regarding the installation of utilities and services.

This versatile site offers outstanding potential for a wide range of commercial and industrial uses, making it an attractive prospect for investors or expanding businesses.