

**fisher
german**

Land at Clwyd Car Auctions

Holywell Road, Ewloe, Deeside, CH5 3BS

Freehold
Development Opportunity

3.34 Acres (1.351 Hectares)



For Sale | OIEO £1,800,000



Key information



Price
OIEO £1,800,000

Description

The site extends to approximately 3.34 acres. It includes an approximate 21,000 sq ft industrial unit with ancillary office accommodation which is of a basic specification along with a large yard/ car parking area. A car wash facility which includes basic rudimentary buildings is also included within the property.

The site is surfaced with a mixture of tarmac and crushed hardcore and is relatively flat and level.

The property has redevelopment potential for residential or commercial uses, subject to obtaining the necessary planning consents from Flintshire County Council.

Floor	Demise	Sq Ft	Sq M
Ground	Warehouse Bay 1	9,489	881.5
	Warehouse Bay 2	5,629	522.9
	Offices	4,472	415
First	Offices	1,217	113
TOTAL		20,807	1,933
Ground	Car Wash	1,123	104

Location

The property is located in the village of Ewloe, Flintshire, in North Wales, approximately 4.5 miles west of the border with Cheshire, England. The town of Mold lies around 4 miles to the south-west, while the city of Chester is situated approximately 8 miles to the east.

The property fronts Holywell Road, which is accessed from the A494. The A494 provides immediate connectivity to the North Wales Expressway (A55), offering strong regional and national road links. Shotton train station is located approximately 2.7 miles from the property.

Address: Land at Clwyd Car Auctions, Holywell Road, Ewloe, Deeside, CH5 3BS

What3words: ///mend.earl.plausible

Locations

North Wales Expressway: 350 yards

M56: 6.5 miles

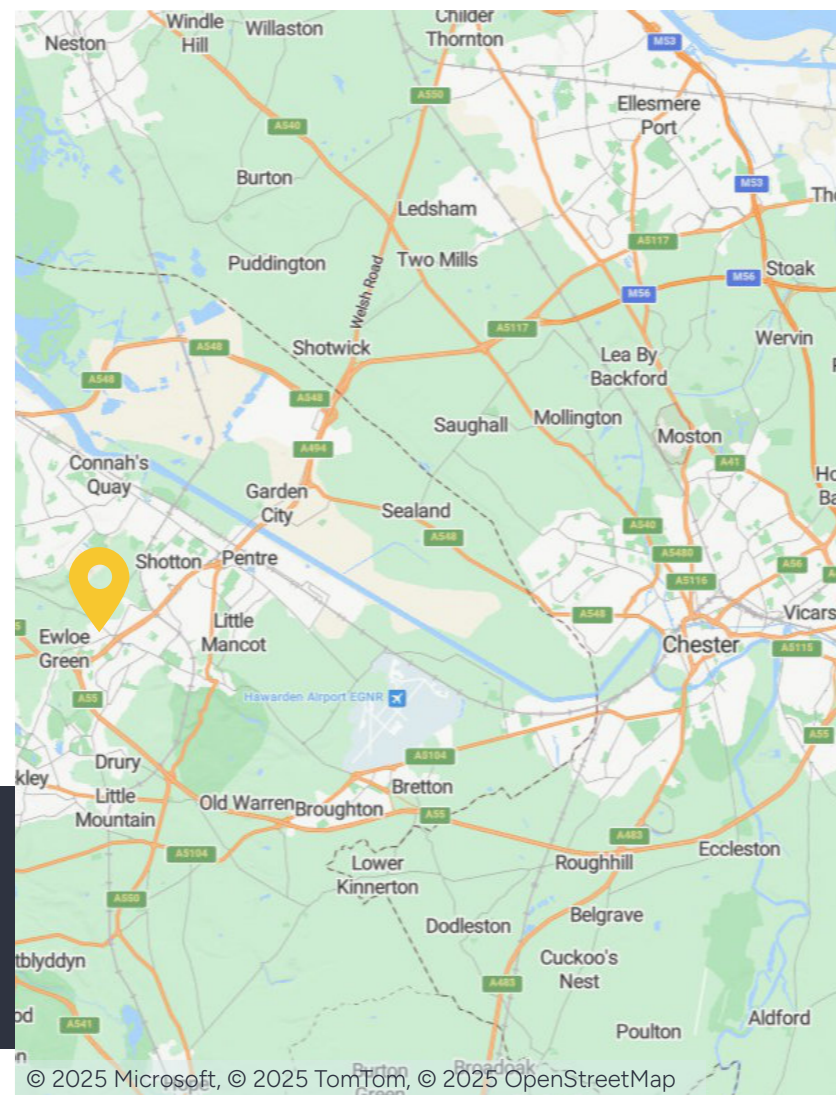
Chester: 8 miles

Nearest station

Shotton: 2.7 miles

Nearest airport

Liverpool John Lennon Airport: 29 miles



Further information

Asking Price

The property is available to purchase at a price in excess of £1,800,000.

Tenure

Freehold with vacant possession.

Title

The property is held under Land Registry Title Numbers CYM58616, WA785658, CYM364471. All titles are to be included in any disposal.

Planning

The current permitted uses of the site fall within use class Sui Generis of the Town and County planning order updated from the 1st September 2020.

Business Rates

The property is assessed under two separate Business Rates entries, with Rateable Values of £33,250 and £10,000.

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

The site is connected to mains water, gas and electric, which has a 3-phase supply.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

All figures quoted are exclusive of VAT where applicable. We understand that the property is not elected for VAT and therefore VAT will not be payable on the purchase price. Interested parties should satisfy themselves as to the VAT position.

Viewings

Strictly by prior arrangement with the sole agents.





Site Plan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2026. Photographs dated June 2026.



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