

THE AIRFIELDS

NORTH WALES MOST HIGH PROFILE DEVELOPMENT SITE

DEESIDE | CH5 2RD

- + EXCITING DEVELOPMENT OPPORTUNITY
- + SUITABLE FOR VARIOUS USES SUBJECT TO PLANNING
- + HIGH PROFILE PLOTS FRONTING A494
- + OUTLINE PLANNING CONSENT IN PLACE FOR EMPLOYMENT & RETAIL
- + SUBSANTIONAL DEVELOPMENT ALREADY UNDERWAY ON SITE

FOR SALE PLOT 2b 1.00 ACRE



Two-way average daily flows

57,000

source: www.gov.uk department of transport



amazon

Bellway ANWYL
Thoughtful homes

COUNTRYSIDE
Places People Love

2b

home bargains

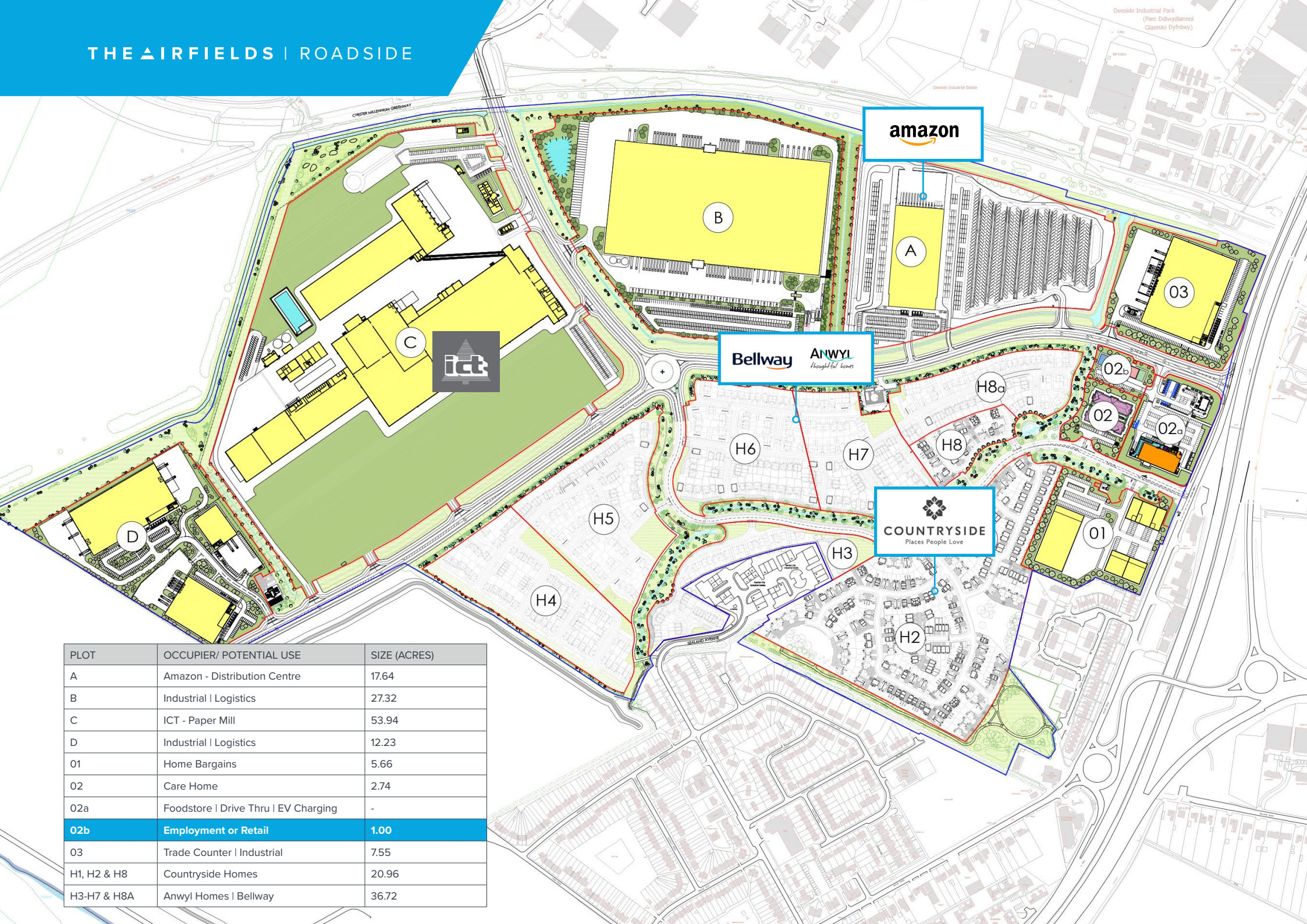
ALDI

GREGGS

J16 M56 MANCHESTER

A55 NORTH WALES

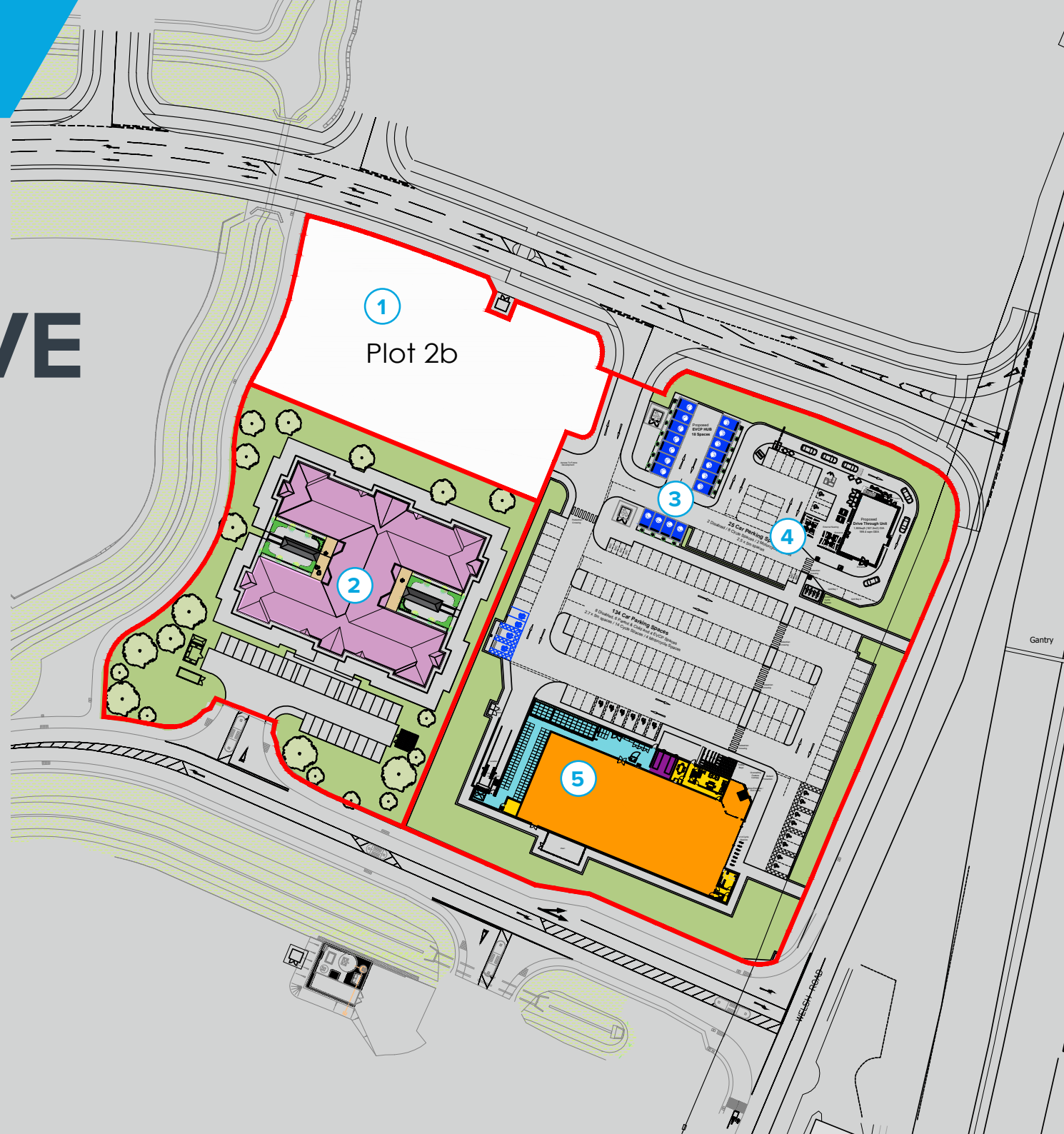
THE AIRFIELDS | ROADSIDE



PLOT	OCCUPIER/ POTENTIAL USE	SIZE (ACRES)
A	Amazon - Distribution Centre	17.64
B	Industrial Logistics	27.32
C	ICT - Paper Mill	53.94
D	Industrial Logistics	12.23
01	Home Bargains	5.66
02	Care Home	2.74
02a	Foodstore Drive Thru EV Charging	-
02b	Employment or Retail	1.00
03	Trade Counter Industrial	7.55
H1, H2 & H8	Countryside Homes	20.96
H3-H7 & H8A	Anwyl Homes Bellway	36.72

INDICATIVE MASTER PLAN

- 1 Available 1 Acre site
Suitable for a number of other uses -
subject to planning.
- 2 Care Home
- 3 Electric car charging station
- 4 Greggs drive-thru
- 5 Aldi store



THE AIRFIELDS | ROADSIDE



ICELAND

MERCEDES-BENZ

STARBUCKS

LOOKERS

WESTBRIDGE FURNITURE

CONVATEC

A494

J16

M6 (25 MINS)

EDGE TRANSPORT

ATLAS COPCO

MJ QUINN

DPD

MOD SEALAND

IVOR WILLIAMS

MM PACKAGING

BEVIE

AMAZON

STEALTH 134

2b

A494

ALGECO

CONVATEC

STEALTH 525



GARDEN CITY

PHASE I
RESIDENTIAL
UNDER CONSTRUCTION

PHASE II
RESIDENTIAL
UNDER CONSTRUCTION

FUTURE EMPLOYMENT LAND -
1.125 MILLION SQ FT OF INDUSTRIAL SPACE
(POCHIN GOODMAN)

Two-way average daily flows

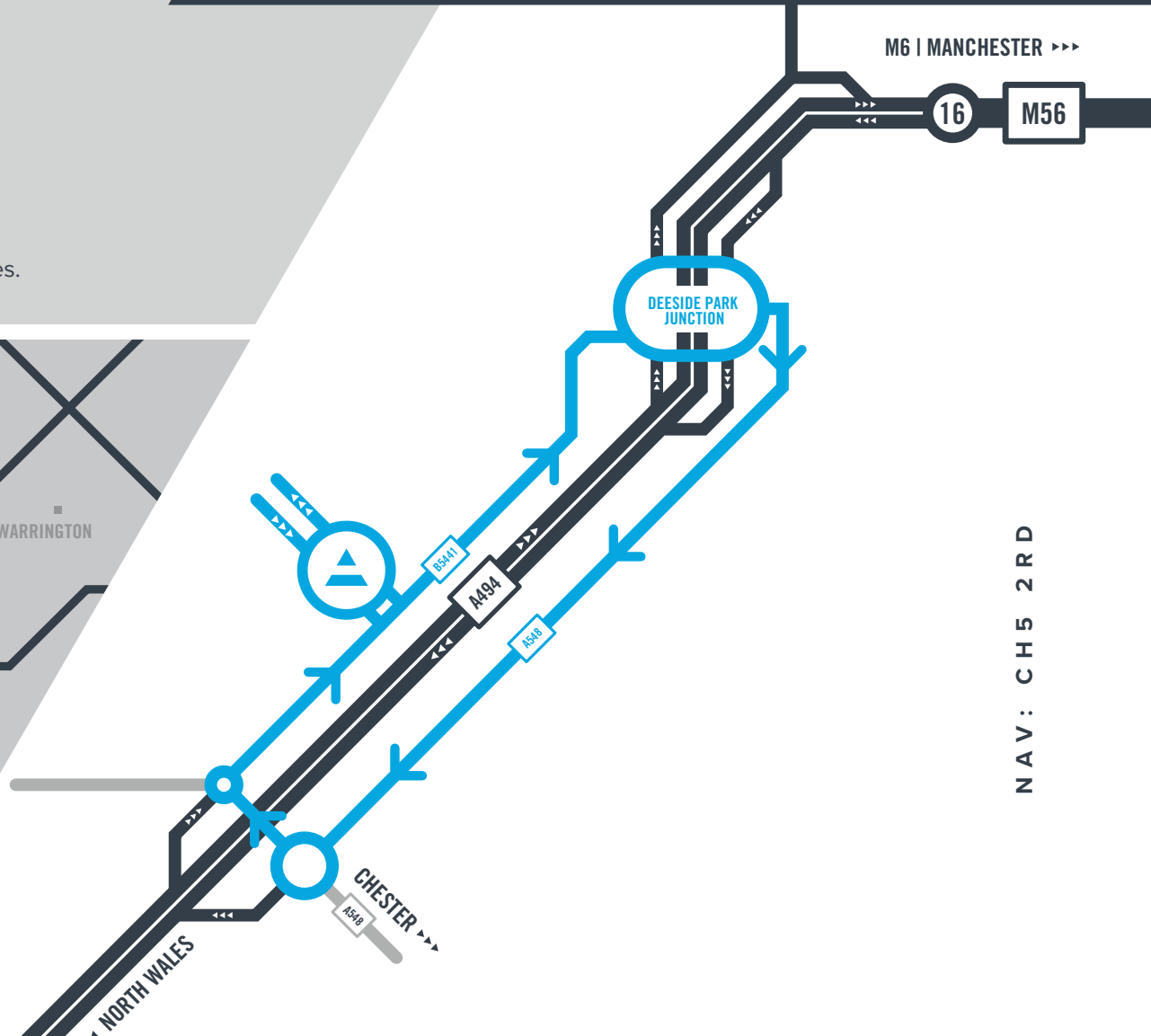
 **57,000**

source: www.gov.uk department of transport

LOCATION

The site is located fronting the A494, the principal route east/west between North Wales (via the A55 North Wales Expressway) and the major North West conurbations. The road benefits from two way average daily traffic movements of 57,000 vehicles.

The Airfields is a major strategic development opportunity extending to over 244 acres which forms part of the Northern Gateway site in the Deeside Enterprise Zone. The Northern Gateway site benefits from outline planning consent for up to 2.5m sq ft of industrial and commercial accommodation. This includes 90,000 sq ft of roadside, retail, leisure, hotel, business and supporting uses plus 725 new homes.



NAV: CH5 2RD

PLANNING

The overall Airfield site has an outline planning consent for Residential, Employment and Roadside/Retail uses. Therefore Plot 2A is suitable for all of these potential uses and consideration will be given to a sale on an unconditional basis or subject to planning based on a detailed consent.

DATAROOM

All planning information and technical data relating to Plot 2A is available in a data room. Please contact the selling agent for full access.

THE OPPORTUNITY

The Vendor is seeking offers for Plot 2A as a whole or may split with terms to be negotiated with the selling agent.

FURTHER INFORMATION

For further information or to discuss this opportunity further please contact the sole selling agent Jon Thorne at B8.

CONTACT

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THEAIRFIELDS.CO.UK



A development by:



In Association with:



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