

## BUSY ROADSIDE SITE FOR SALE / TO LET

### OF INTEREST TO INVESTORS / OWNER OCCUPIERS / DEVELOPERS



### FORMER 'BLOOMIN SPINDLERS NURSERY'

#### Sealand Road, **CHESTER** CH1 6BS

(NB the site falls mainly in Flintshire)

- Former Plant & Retail Nursery
- Site extending to 8.063 acres
- Freehold: Offers invited over £450,000
- Leasehold: £50,000 p.a.
- NO VAT
- Suitable for alternative uses subject to planning

What3Words: zest.doing.senses

## PROPOSITION

Following extensive works of upgrading and hardcore refinishing to the front yard area (approx. 1.25 acres), this self-contained freehold land is offered either for sale or to let.

On the site are two structures in need of restoration.

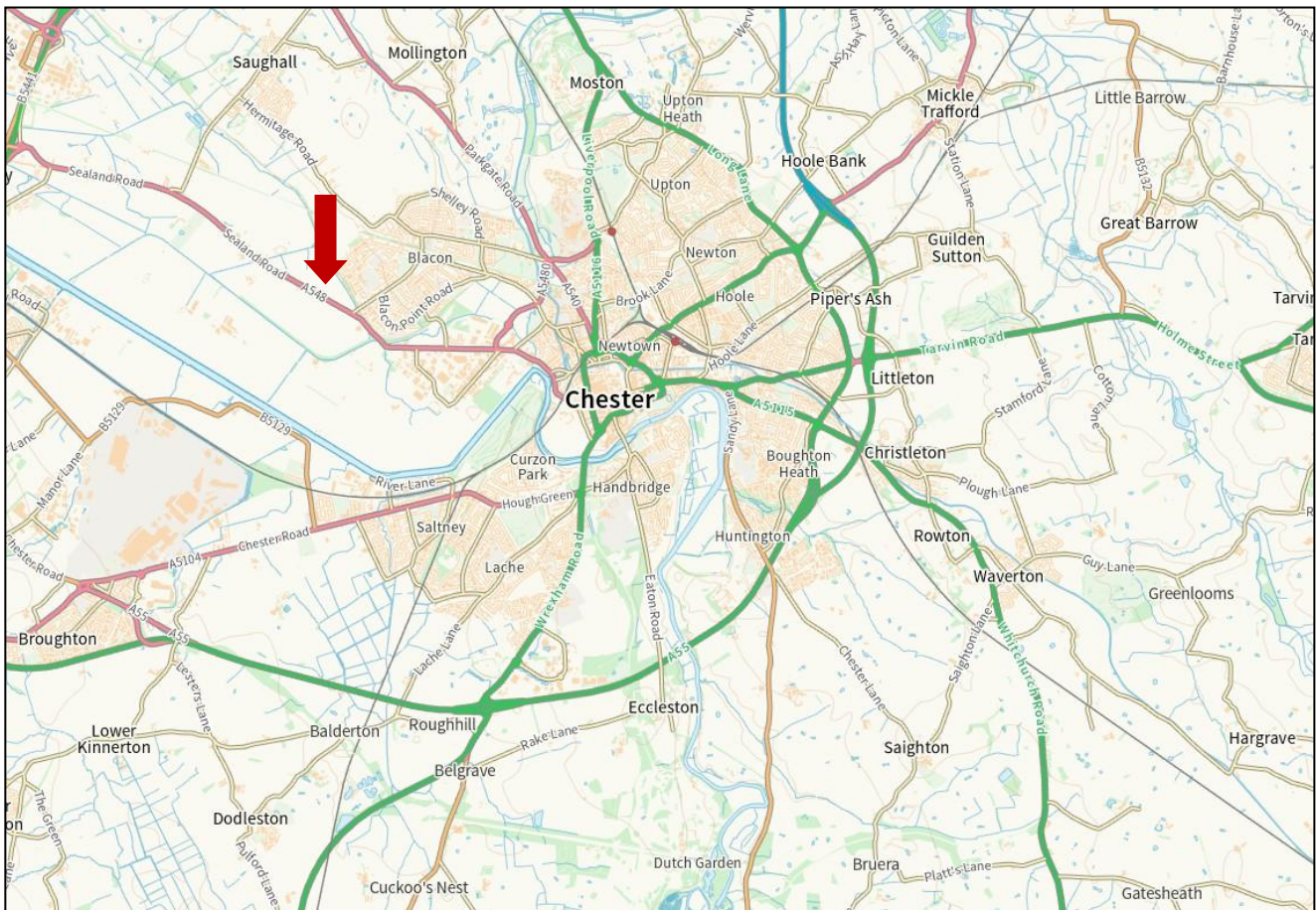
To the rear of the site the land is given over to grass.

Consideration might be given to subdivision for sale or lease.

## LOCATION

As can be seen from the map below, the property is located on the North side of the A584. This is a link road between the A494 (itself an extension to the M56 Motorway) and Chester City on its Western side.

Approximately 8,000 vehicles a day use this busy road to access and egress the West of Chester (source: Nimbus maps).



## DIMENSIONS & AREAS

The site extends to a broadly rectangular and level piece of land with Title number CH334479 extending to 8.063 acres in total.

The site was last used operationally as a retail and plant nursery and benefits from having its own highway access.

To the front of the site are the remains of former trading buildings which extend to:

Main Building: (24' x 73'6") 1,750 sq ft approx.  
Ex Greenhouse: (132' x 25') 3,300 sq ft approx.

Please note : The buildings are in need of complete refurbishment as these have not been used for some years.

All of the above site is served by a recently resurfaced and graded front hard standing yard extending to well over an acre.

To the rear of the site is open grassland, extending to the far reaches of the property where a brook passes through, this land is currently used for grazing.

The majority of the site is in Flintshire, North Wales, the furthest north-eastern 1/3<sup>rd</sup> being in Cheshire, England.

Please see attached map for more detail on the boundaries .

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## TENURE

Freehold with vacant possession on completion.

**OR:**

## LEASE

A new lease for a term of years to be agreed is offered, subject to 5 yearly rent reviews.

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## RATING ASSESSMENT

The premises are assessed at RV £5,600 w.e.f. 1.4.23.

## EPC

There are no useable buildings on the site and therefore no EPC's are required.

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## VAT

The land and buildings have NOT been elected for VAT.

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## PLANNING

No planning applications have been made on this site since it was acquired by the current owners.

The English section is in Green Belt, the Welsh section in Green Barrier.

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## PRICE/RENT

**Freehold: Offers over £450,000.**

**Leasehold: £50,000 pa.**

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## COSTS

Each party to be responsible for their own legal costs.

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## AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed.

The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

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## VIEWING

**All inspections are kindly requested to be organised through the Sole Agents:-**

**Tim Kenney**

☎ 07973 666620

✉ tim@kenneymoore.co.uk

Subject to Contract

31/07/25



**SITE PLANS**

