

Ref: A31

# FOR SALE FREEHOLD



## Morfa Newydd Care House. Mostyn Road, Holywell, Wales, CH8 9DN.

**LOCATION:** Morfa Newydd Care Home is situated just off of Mostyn Road (A548) under half a mile from the River Dee. Holywell Town Centre is less than 2 miles from the property and the A55 North Wales Express Way is less than 2 miles from the property which joins up to Colwyn Bay, Bangor and Holyhead in one direction as well as Broughton, Chester and then directly on to Liverpool in the alternate direction.

**DESCRIPTION:** The property comprises of a 2 storey former care home surrounded by a substantial amount of green land with an approximate GIA of 15,318 sqft (1423 sqm) (not measured). The property is offered For Sale freehold with vacant possession.

**N.B.** It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

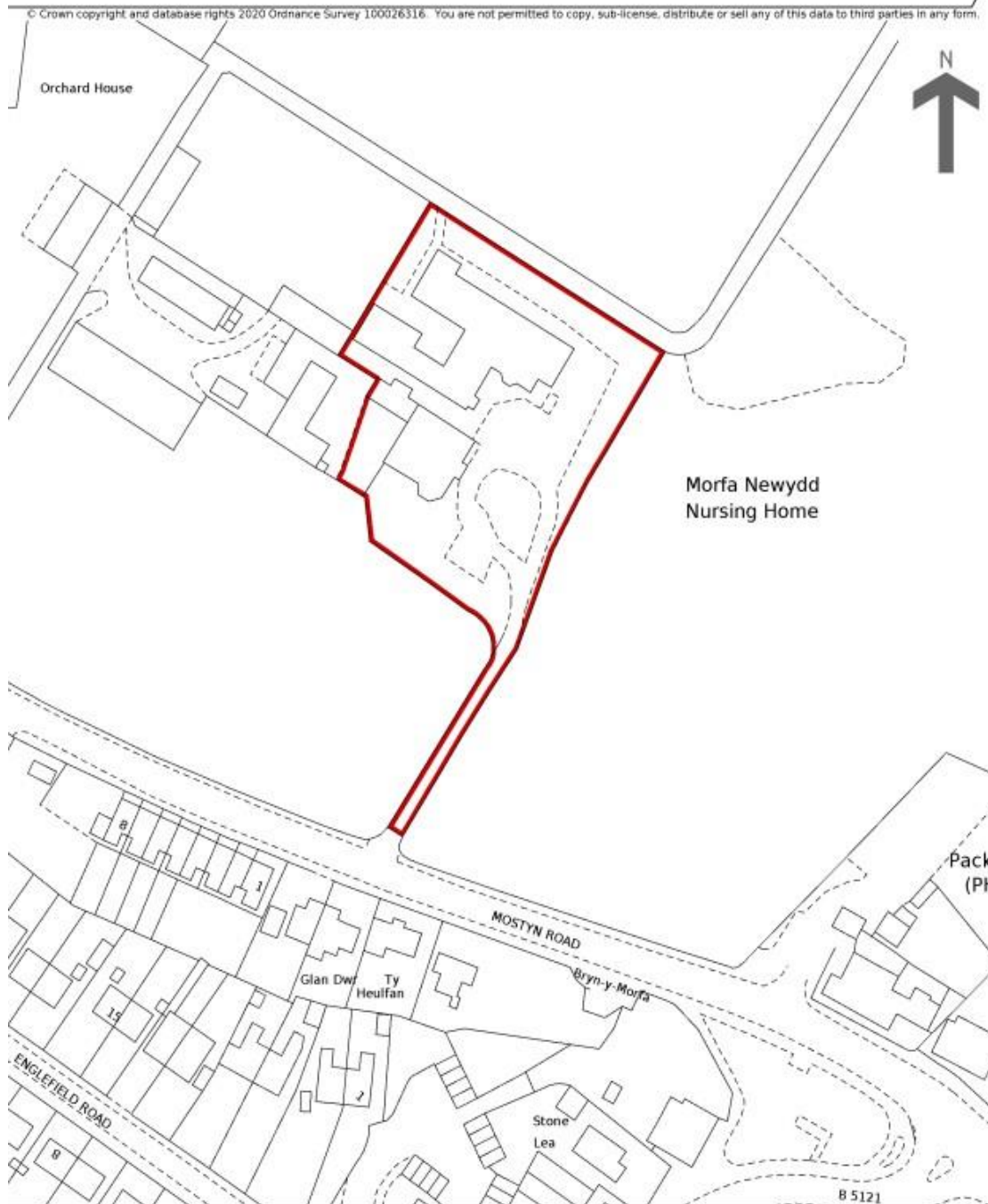
- AMENITIES:**
- 2 STOREY FORMER CARE HOME
  - APPROXIMATE GIA 15,318 SQFT (1423 SQM) (NOT MEASURED)
  - 54 ROOMS (32 WITH EN-SUITE)
  - FOR SALE FREEHOLD WITH VACANT POSSESSION



**PRICE:** £2,500,000

HM Land Registry  
Current title plan

Title number **CYM808643**  
Ordnance Survey map reference **SJ1977NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Flintshire / Sir Y Fflint**



**RATES**  
**PAYABLE:** TBC

**EPC RATING:** TBC

**ANTI MONEY  
LAUNDERING**

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**V.A.T.**

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:**

Strictly by appointment

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*