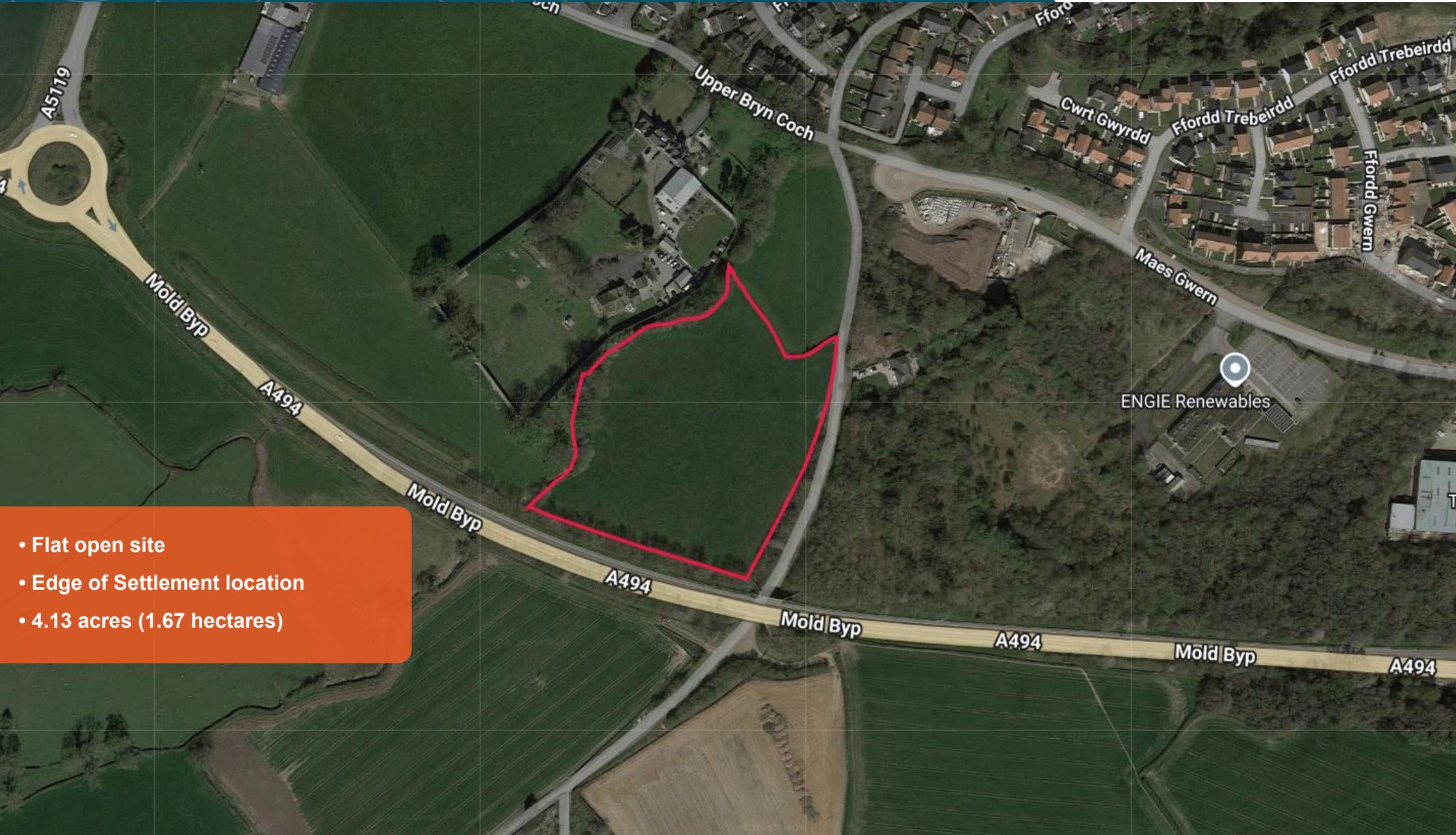


# FOR SALE **Development Opportunity**

Land at Mold Bypass (A494), Mold, Flintshire, Wales, CH7 4AE



- Flat open site
- Edge of Settlement location
- 4.13 acres (1.67 hectares)

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## Location

The Land is on the north side of Mold Bypass (A494), with an unnamed road along the eastern boundary passing under the A494 adjacent to the southeastern corner of the Land. It is situated on the southwestern edge of the town of Mold, in the northeast of Wales.

Mold is a historic market town providing various shops, indoor and outdoor markets, a theatre, pubs, a number of nurseries, primary and secondary schools, a leisure centre and sports clubs, places of worship, and a community hospital.

The A494 provides access to Liverpool to the northeast and central Wales to the southwest. The nearest train station is Buckley, which provides access to Liverpool via the Merseyside Wirral Line at Bidston to the north, or to Wrexham General to the south providing access to Shrewsbury, Cardiff and Birmingham. A direct bus also serves Chester Station which provides direct services to London, Cardiff, Liverpool, Manchester and Birmingham. A bus service also serves the surrounding towns.

The town is situated approximately 15 miles south of Liverpool, 10 miles north of Wrexham, and 10 miles west of Chester.

## Description

The Land comprises an area of grassland bounded by mature trees and hedgerows on three sides, and a wooden post and rail fence to the north.

The extent of the Land being sold is defined by the red line boundary on these particulars and extends to approximately 4.13 acres (1.67 hectares). The boundary is for identification purposes only, and its exact position will need to be accurately defined on site as part of the sales process.

## Access

The Land is through a gateway off the unnamed road to the east as shown on the particulars.

## Viewing

Viewings are strictly by appointment only via Bruton Knowles

## Planning

The Land is situated within the Flintshire Local Planning Authority. The area is currently guided by the Flintshire Local Development Plan (the Plan), adopted 24<sup>th</sup> January 2023, which sets out development proposals in the area until 2030. Future Wales: The National Plan 2040 also forms part of the statutory development plan.

Mold is designated as a Tier 1 – Main Service Centre, therefore serving as a main location for housing development including provision of:

- i. Allocations
- ii. Windfall market housing
- iii. Affordable housing on sites above an area/units threshold
- iv. Exception schemes for Affordable housing adjoining settlement boundaries

The Land is within a designated Green Wedge (Policy EN11), and a Mineral Safeguarding Area (Policy EN23).

Prior to the adoption of the Plan in January 2023, the Land was put forward to be considered for housing highlighting the logical 'rounding off' of the settlement on its southwestern side, with the A494 acting as a natural boundary preventing coalescence and uncontrolled expansion of the settlement.

The Strategic Development Plan for North Wales will form part of the statutory development plan once adopted and it is expected to commence in 2025. The SDP will need to consider the scale and location of further housing growth so there will be an opportunity to promote the Land through this process.

## Tenure

Freehold with vacant possession – Land Registry Title CYM535256.

## Method of Sale

Private Treaty.

## Terms

The landowners are seeking an unconditional sale or conditional contract for a purchase of the site, but will also accept proposals from a promotional partner to promote the land for a housing led allocation in the shortest possible timeframe. Parties interested in the latter proposal are invited to submit terms for either a Promotion or Option Agreement based upon the following:-

- Percentage – Discount/share of proceeds retained by promotor
- Initial Term
- Extension Term (if required)
- Longstop Date
- Proposed cap on planning costs
- Minimum price per gross acre
- Premium to landowners – Initial Term
- Premium to landowners – Extension Term
- Confirmation of legal and agent fees

Interested parties are invited to submit proposals for either an unconditional purchase, conditional contract, a promotion, option, or both using the standard proforma which is available upon request from:- [Julie.Mills@brutonknowles.co.uk](mailto:Julie.Mills@brutonknowles.co.uk)

All rights are reserved to proceed to best and final offers. To register or discuss your interest, please email:

[Ian.Mercer@brutonknowles.co.uk](mailto:Ian.Mercer@brutonknowles.co.uk)  
[Sam.Brown@brutonknowles.co.uk](mailto:Sam.Brown@brutonknowles.co.uk)

## Additional Information

A data room has been prepared to accompany these marketing particulars, providing further information on the Land.

**SUBJECT TO CONTRACT – OCTOBER 2025**

# FOR SALE Development Opportunity

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## Contacts:

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Partner

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**Sam Brown MRICS**

Surveyor

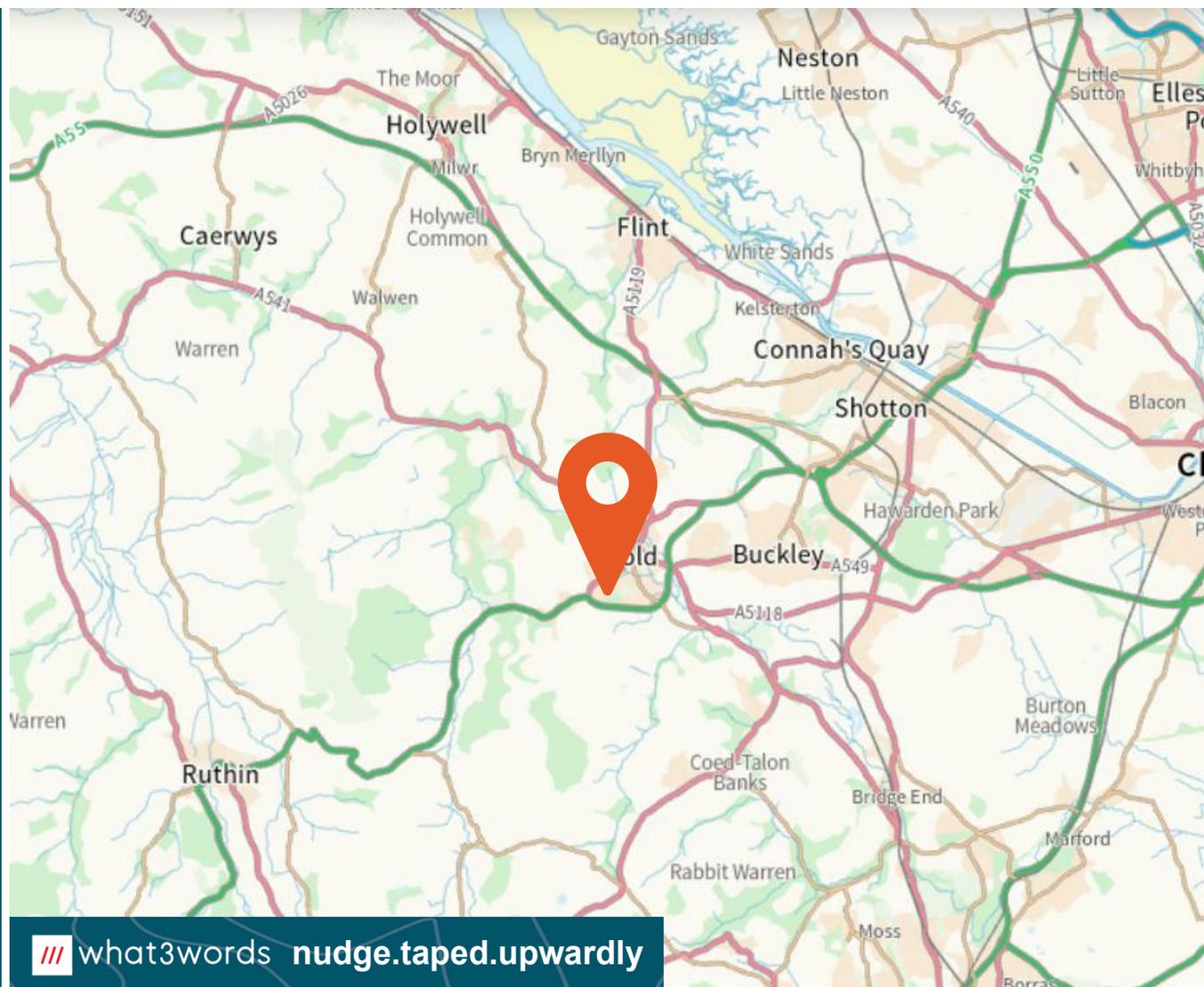
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**E:** [Sam.Brown@brutonknowles.co.uk](mailto:Sam.Brown@brutonknowles.co.uk)

## Birmingham Office:

60 Church St, Birmingham B3 2DJ

**T:** 0121 200 1100



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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