



Former Junior School Site, Bangor LL57 2EL

£325,000

On Behalf of St Gerard's School Trust

Freehold former junior school site extending to approximately 0.63 acres in popular and convenient city centre location. This is a superb redevelopment opportunity.

Guide Price £325,000

A level 0.63 acre site currently forming part of St Gerard's Trust Independent School in the upper Bangor district of the city. The junior school site is surplus to requirements due to the strategic restructuring of the main school campus. Fantastic redevelopment opportunity in a central location.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



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Location

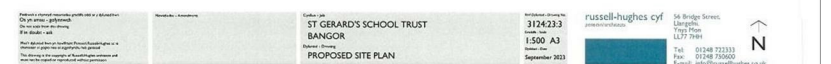
Located in a highly desirable area within Bangor city centre close to the main railway station, Bangor city centre, university and all transport links. Access to the site is just off Convent Lane, behind the former Hillgrove Independent School and St Gerard's Independent School.

Bangor is an University city located just off Junction 36 of the A55 Expressway which acts as a corridor along the North Wales Coast from Chester to Holyhead.

The Snowdonia National Park is on the doorstep and Anglesey is located just across the Menai Straits. The city itself is vibrant and offers a whole range of shops and services.

This school site offers a tremendous refurbishment or redevelopment opportunity, currently has school buildings housing classrooms for the junior school section, these are of sectional constructed buildings with flat roof covered in mineral felt together with separate units of sectional construction and cement asbestos sheet roofing.

The main building has a gross external floor area of approximately 420 m.sq. the other buildings are 132.5 m.sq. and 46.75 m.sq. respectively.



In recent years approaches to the Planning Department of Gwynedd County Council and suggests that the site may be suitable for residential redevelopment. All interested parties should make their own enquiries with regard to future change of use or planning for redevelopment with the relevant authorities.

The indicative proposal layouts carried out by Russell Hughes Architects on behalf of the school are to provide some guidance as to what development could be achieved subject to planning.

Services:

We understand that mains services are available on site or within close proximity.

Easements, Restrictive Covenants & Charges:

We are not aware of any easements, covenants or charges relating to this site but legal advisors to check at contract stage.

VAT:

We are unaware that the property is subject to vat.

Legal Costs:

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

Viewing:

Strictly by appointment, please note that the junior school section is using the campus therefore one must strictly not enter the school grounds without authority.


Directions:

From Bangor railway station continue along the A5 Holyhead Road towards Morrisons taking first left onto Convent Lane, follow the road round and the site will be viewed right at the top on the left hand side.

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

