



Bowcliffe

**FOR SALE**  
**FORMER CARE HOME**  
**REFURBISHMENT/DEVELOPMENT**  
**OPPORTUNITY**



**Plas Gogarth, Church Walks**  
**Llandudno, LL30 2HL**

## LOCATION

The property is situated in the Llandudno conservation area on Church Walks, off Abbey Road close to the West Shore, which is within a 5 minute walk.

## DESCRIPTION

Situated on a site of approximately 1.10 acres this detached property comprises a 3 storey traditional 19<sup>th</sup> Century structure, with lower ground floor, which has been extended more recently.

Providing a number of bedrooms, reception rooms and kitchen facilities the property offers scope for refurbishment and or development.

There is potential for further development within the grounds, subject to the necessary consents.

## ACCOMMODATION

The property provides the following approximate gross internal floor areas;

Main Building:

LGF	235.5sqm	2,532sqft
GF	377.3sqm	4,061sqft
FF	290.8sqm	3,130sqft
SF	167.9sqm	1,807sqft

Cottage:

GF	140.6sqm	1,513sqft
FF	116.2sqm	1,358sqft

Extension:

GF	101.5sqm	1,093sqft
FF	101.7sqm	1,095sqft

**TOTAL 1,531.2sqm 16,689sqft**

## PLANNING

We understand that the property has previously been used as a care home within Use Class C2. Interested parties should make their own enquiries of Conwy County Borough Council – 01492 575390.

## TERMS

The property is available for sale with vacant possession at the asking price of £1,000,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

The property is not registered for VAT and VAT will therefore not be payable on the purchase.

## BUSINESS RATES

The property is assessed for Council Tax within Band I.

For further information please contact Conwy County Borough Council.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the agent, Bowcliffe.

Tel: 0113 245 2452 / 07973 833085

Contact: Jeff Robertson

Email: [jr@bowcliffellp.com](mailto:jr@bowcliffellp.com)

Or Luke Pollitt at Dafydd Hardy on 01492 884484 – [lukepollitt@dafyddhardy.co.uk](mailto:lukepollitt@dafyddhardy.co.uk)

Subject to Contract

## THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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