



**The Crescent,  
Bangor**

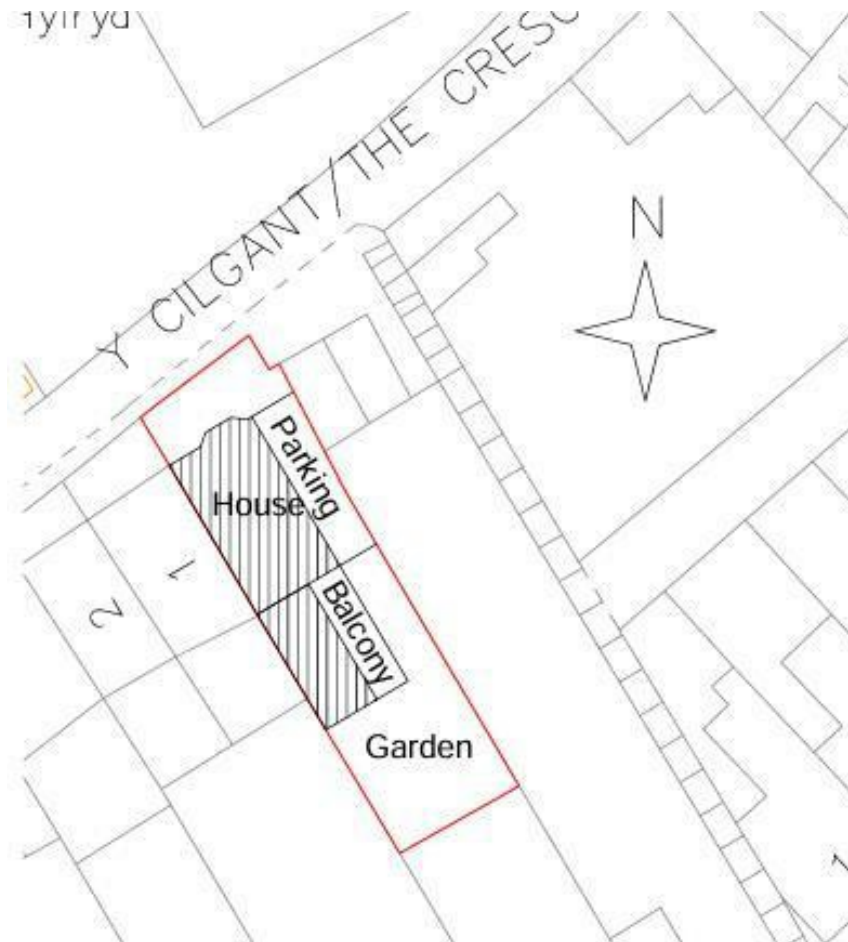
**Land For Sale**

**Asking Price  
£65,000**



**VARCITY  
LIVING**  
Sales | Lettings





A rare development opportunity in the sought-after Upper Bangor area. This 25m x 8m (200m<sup>2</sup>) plot comes with full approved planning permission for the construction of two spacious 2-bedroom flats – ideal for developers, investors, or those looking to create high-demand residential units in a vibrant location. Within the plans, includes a balcony overlooking the City, private parking and a garden area to the rear.

This is a fantastic chance to develop in a highly desirable area with proven rental and resale demand. Whether you're an experienced builder or an investor looking to start a new project, this site offers great potential in one of Bangor's most dynamic neighborhoods.

#### CONTACT

1 College Road  
Bangor  
Gwynedd  
LL57 2AN

E: [sales@varcityltd.com](mailto:sales@varcityltd.com)  
T: 01248 719254  
[www.varcityliving.co.uk](http://www.varcityliving.co.uk)

- Development opportunity
- Section 106 agreement in place requiring a £35,000 contribution to the council in lieu of affordable housing
- Frequent local and regional bus services
- Planning permission granted for 2 x 2-bedroom apartments
- Excellent transport connectivity – moments from Holyhead Road, providing direct access to Anglesey, and within walking distance of Bangor train station, making it a perfect location for commuters
- Located in the heart of Upper Bangor, a thriving and popular area known for its character, with independent shops, eateries, and local amenities all within easy reach



**VARCITY  
LIVING**  
Sales | Lettings