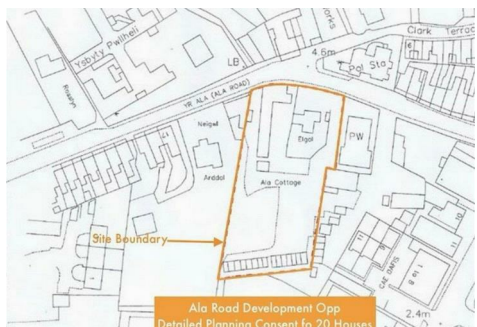




RE/MAX PROPERTY HUB



The Old Vet Ala Road, Gwynedd, LL53 5BL Offers over £625,000

GREAT INVESTMENT OPPORTUNITY IN THE HEART OF PWLLHELI - LAND WITH DETAILED PLANNING CONSENT FOR 20 DWELLINGS

A fantastic development opportunity. In November 2010 Planning Permission was granted for 20 dwellings. Planning Application C10D/0247/45/AM.

The Property is located in the centre of sea side town of PWLLHELI, close to all local eateries, Pwllheli Marina, Local Junior and Secondary School, all on your door step, this property would also be great a holiday let investment as well, the land in question covers approx 1.6Acres and will be presented as a demolished site on purchase.

Full description

TENURE – FREEHOLD

We understand that the property is freehold and is offered for sale with vacant possession on completion.

LOCATION – PWLLHELI. Abersoch 6 miles, Criccieth 8 miles. This busy market town is the unofficial capital of the Llyn Peninsula which is one of the most scenic regions of Wales, renowned for its outstanding scenery, stunning coastal walks, excellent beaches and golf courses. This traditional seaside town offers a variety of shops, pubs and restaurants and an impressive marina holding 400 boats. The town boasts two beaches, one with the Blue Flag Award and is renowned for its sailing and watersports. Close by are Criccieth, with its medieval castle, and popular Abersoch, a pretty harbour town also renowned for its wonderful beaches and watersports facilities. Much of the peninsula is an Area of Outstanding Natural Beauty and a lot of the coastline is owned by the National Trust providing many remote bays, sandy beaches and exciting clifftop walks, as well as wildlife havens like Bardsey Island. Discover all of Snowdonia, the Isle of Anglesey, many medieval castles and N.T. properties and gardens, or simply relax in this beautiful part of Wales.

THE LAND CONFIGURATION

The Land is well defined with solid boundaries, the land measures approx 1.67 acres, and will be presented to the buyer in question with no demolition work required. **PLANNING** All prospective purchasers should make their own enquiries over the Local Planning Authority, Application number C10D/0247/45/AM - At the committee held on 22 November 2010, it was resolved to delegate powers to the Planning Manager to approve the planning application for 20 houses subject to the 106 agreement.

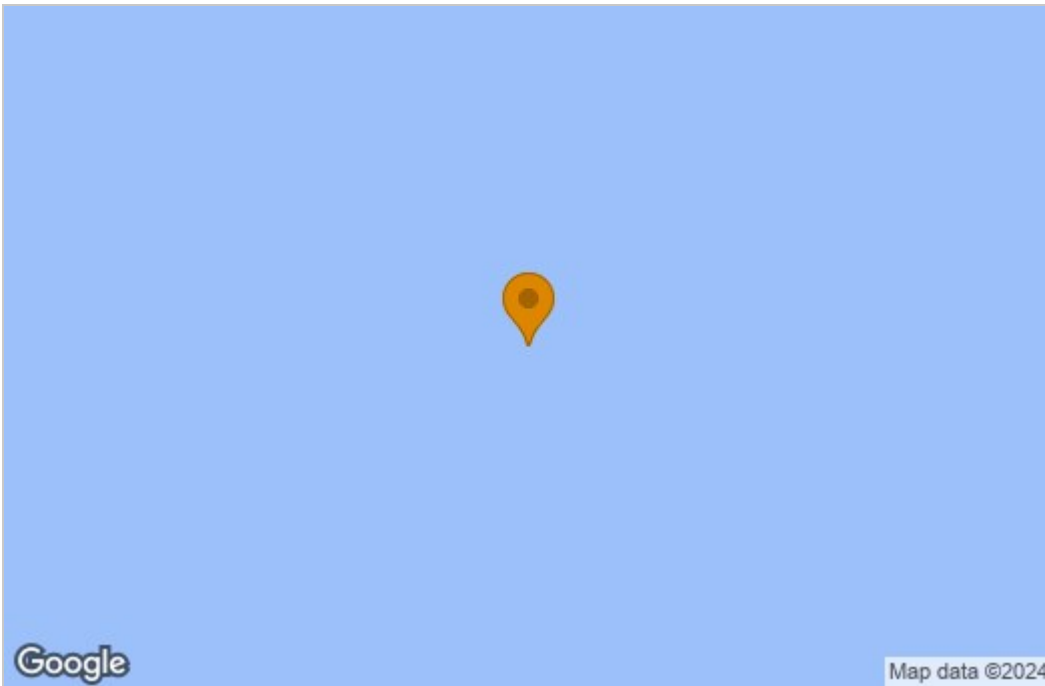
PLANNING SUMMARY

To delegate the right to the Planning Manager to approve the application subject to agreeing on the parking provision and providing an open space on the site, agree on the construction timetable of the affordable units, and signing an Agreement under Section 106 of the Planning Act 1990 enforcing keeping the flood water storage voids and the provision of six general local affordable need units – conditions – start time; submitting landscaping details (reserved matters); act in accordance with the approved amended plan; materials, appearances and surfaces within the site to be agreed; agree on and implement a plan regarding treating the site boundaries; roads including agreeing upon and implementing a traffic calming scheme; submitting the methodology and receiving the approval of the local planning authority for demolishing the existing buildings before starting any work; the houses to meet the Code for Sustainable Homes in order to ensure that each

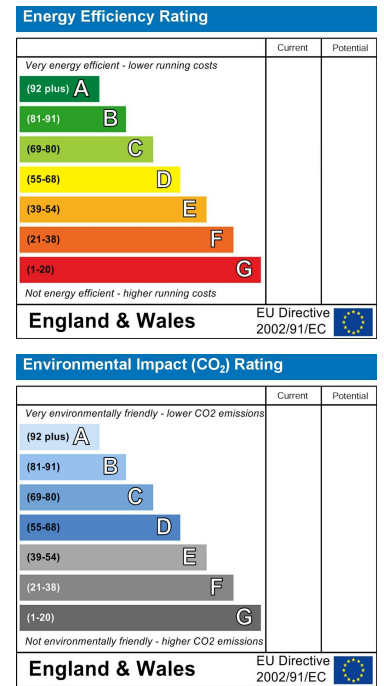
house approved is built to achieve at least [Level 3] of the Sustainable Homes Code and achieve at least [6 credits] under category 'Ene1 – Dwelling Emission Rates' in accordance with the requirements of the Sustainable Homes Code – Technical Guidance. Prior to the occupation of the individual houses, it will be required to submit the 'Final Certificate' of the Code for Sustainable Homes to the Local Planning Authority that certifies that at least [Level 3] of the Code for Sustainable Homes and at least [6 credits] are achieved under 'Ene1 – Dwelling Emission Rates' for that individual house or that type of home in accordance with the requirements of the Code for Sustainable Homes – Technical Guidance. Before the individual house is used, a 'Final Certificate' of the Sustainable Homes Code will need to be submitted to the Local Planning Authority which endorses that at least [Level 3] of the Sustainable Homes Code and at least [6 credits] are achieved under 'Ene1 – Dwelling Emission Rates' for that house in accordance with the requirements of the Sustainable Homes Code – Technical Guidance; any ivy on external walls of the buildings to be cleared during the winter months (October to February); that the slates on the roofs should be taken away by hand; and that any demolition work is suspended immediately if presence of bats is found; any demolition work to be suspended until the chicks have left the nests, should nests be found in the buildings; conditions as suggested by Welsh Water; undertaking an archaeological survey; and any other conditions considered relevant by the local planning authority.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.