

Unique Long Leasehold Opportunity for Sale with
Development Potential



Bodlondeb Council Offices, Bangor Rd, Conwy, Wales, LL32 8DU

Invite for Expressions of Interest

**AVISON
YOUNG**

Bodlondeb

Bangor Rd, Conwy, Wales, LL32 8DU

Avison Young is pleased to present the long leasehold sale of a heritage building in Conwy, North Wales.

Opportunity Summary

- Current headquarters for Conwy County Borough Council to be **offered with vacant possession** at an agreed date
- **A Grade II listed heritage building** in large landscaped grounds overlooking Conwy, the Castle (a UNESCO World Heritage site) and the River Conwy
- Bodlondeb includes an original Victorian house dating from 1877 and a sympathetic 1990s extension and is set in **6.5 acres** of grounds
- Conwy has a **strong tourism profile** with an estimated three million visitors annually
- Large **on-site car park** with 107 spaces with additional car parking at the front and rear of the property
- Gross internal floor area of **3,940m² (42,405 sqft)**
- Excellent opportunity for a range of **alternative uses** such as a hotel, residential or senior living, subject to the required consents
- New 250-year, **long leasehold** interest



Opportunity

Impressive Heritage Building

Bodlondeb is one of Conwy County Borough Council's (CCBC) principal offices, located in Conwy North Wales. The original house dates from 1877 and has many impressive Victorian-era features including original atrium space.

The Grade II listed building enjoys an elevated position on the outskirts of Conwy one of Britain's best-preserved medieval towns and overlooking the River Conwy with views towards the UNESCO World Heritage Site of Conwy Castle.

Set in extensive grounds, the building has a number of original features including a central atrium (currently used for weddings) that would offer strong potential to redevelop.

The wider Bodlondeb estate includes the war memorial Cenotaph, cricket pitches, tennis courts, allotments and woodland, all of which will be retained by CCBC.

Bodlondeb offers an excellent opportunity for redevelopment to several alternative uses including a hotel, residential or senior living.

Tenure

The Property is held freehold and registered under one title - Title Number CYM412345.

CCBC are proposing a 250-year, long leasehold interest, at a capital premium with a peppercorn rent thereafter for the title of Bodlondeb and its associated buildings and grounds as per the adjacent redline drawing. The new lease will be on an FRI basis.

CCBC will retain rights for it and the public in certain areas, detailed on plans in the data room.

The Council would like to attract a use which would enhance the local economy and provide the property with a sustainable future.

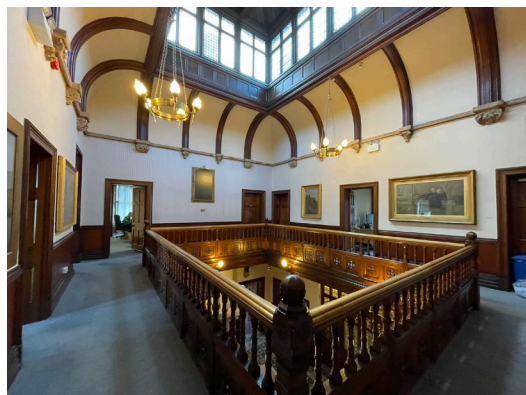
A planning note undertaken by Cadnant Planning highlights the potential for redevelopment to various uses.

Additionally, a previous scoping study via Avison Young identified a positive opportunity for an upscale boutique hotel of about 60 bedrooms (four-star standard), wedding venue and spa.

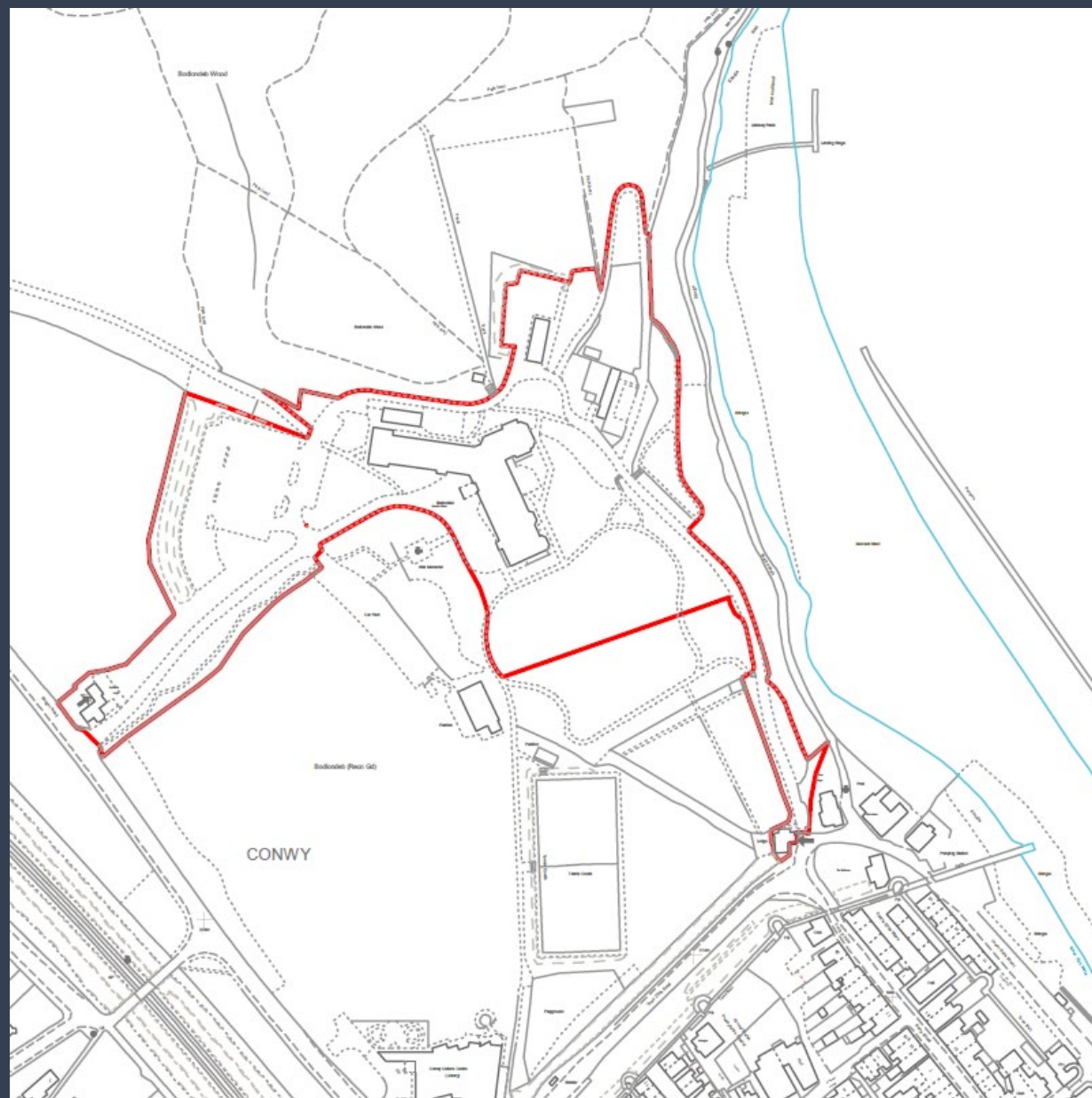
However, this is a blank space for any potential purchaser to come forward with their own proposals.

Avison Young has been instructed to seek expressions of interest for the long leasehold interest for Bodlondeb.

[Click Here For Drone Footage](#)



Site Plan



Conwy

Situation Overview



Source: Webb Aviation

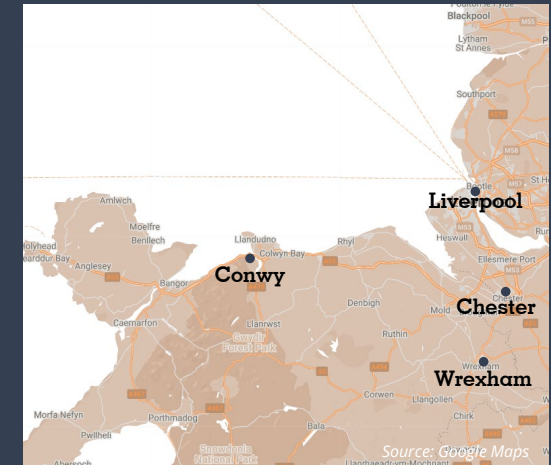
Overview of Location

Bodlondeb is located in Conwy, North Wales, 50 miles west of Chester and the border with England.

Conwy is one of Britain's best-preserved medieval towns, overlooking the River Conwy and home to the UNESCO World Heritage Site, Conwy Castle.

Bodlondeb is 2.5 miles away from the A55 North Wales Expressway giving easy access across North Wales and towards the North West.

The site is located 0.5 miles from Conwy town centre and benefits from an excellent elevated position overlooking the River Conwy and towards the Castle.



Conwy

Gateway to Snowdonia National Park

Conwy has a strong tourism profile and is one of the leading destinations in North Wales.

Long associated with its heritage and cultural assets, North Wales now positions itself as the 'adventure capital of Europe', with Conwy County playing host to leading attractions including Adventure Parc Snowdonia and ZipWorld.

As well as being a beautiful historic Welsh town, Conwy acts as a base to explore North Wales with its strong connectivity via the A55.

£1.1bn

Value of tourism to
Conwy County 2022

8,800

Total employment in
tourism sector

9.5m

Visits to Conwy County
2022

7 min

Journey time (walk) to
Conwy Rail Station

Connectivity



Bodlondeb is 2.4 miles from the A55 North Wales Expressway (J19), giving access to the North West and beyond via the M62/M56. Chester is under an hour away while Liverpool and Manchester are around 1hr 30 minutes drive.



Conwy Station is 0.4 miles from Bodlondeb (seven minutes' walk) and offers direct services along the North Wales coast and to Chester (55 mins), Crewe (1hr 30mins) and Birmingham International (2hr 40 mins)



Manchester Airport is 74 miles from Bodlondeb (1hr 19 minutes by road). Direct rail services to the airport from Conwy operate twice daily (2 hrs 30 minutes).

Economy

The economy of Conwy County is dominated by the service sector which includes tourism, accommodation, care, public sector and retail. These account for 90% of jobs in the Borough, a greater proportion than Wales and the UK.

In 2023, there were around 4,600 businesses within Conwy. The largest volume of businesses is provided by the agricultural sector (15%) reflecting the rural nature of the county. The accommodation and food services sector also accounts for a high proportion of businesses (17%), higher than the UK average, reflecting the importance of tourism within the area.

In 2021, Gross Value Added (GVA) for Conwy County and Denbighshire was £3.75 billion, up 31% over the previous ten years at a compound annual growth rate (CAGR) of 2.8%.

Tourism

Conwy County has a long history for being a popular tourist destination due to many attractions including UNESCO World Heritage sites.

The County welcomed 9.47m visitors in 2022 (9.79m in 2019) and it is estimated that Conwy town receives approximately three million visitors annually.

The local area has a wide range of heritage, cultural and adventure tourism attractions, appealing to a broad demographic of potential visitors and users.

Conwy County is home to popular attractions, such as the UNESCO World Heritage site Conwy Castle, Conwy Marina, Snowdonia National Park and the seaside resort of Llandudno.

Conwy Castle



Adventure Parc Snowdonia



Snowdonia National Park



Smallest House in Britain



Bodlondeb

Overview of Building and Surrounding Grounds

The original house dates from 1877 and is Grade II listed. It has an impressive list of Victorian-era features including entrance atrium and high ceiling rooms.

The modern extension including the Council Chamber was added in the 1990s and externally is sympathetic to the original architecture.

Ground floor accommodation includes the lobby of the original house, reception, Council Chamber,

several meeting rooms and office accommodation.

First and second floor accommodation includes offices in both the original house and in the modern extension (open plan).

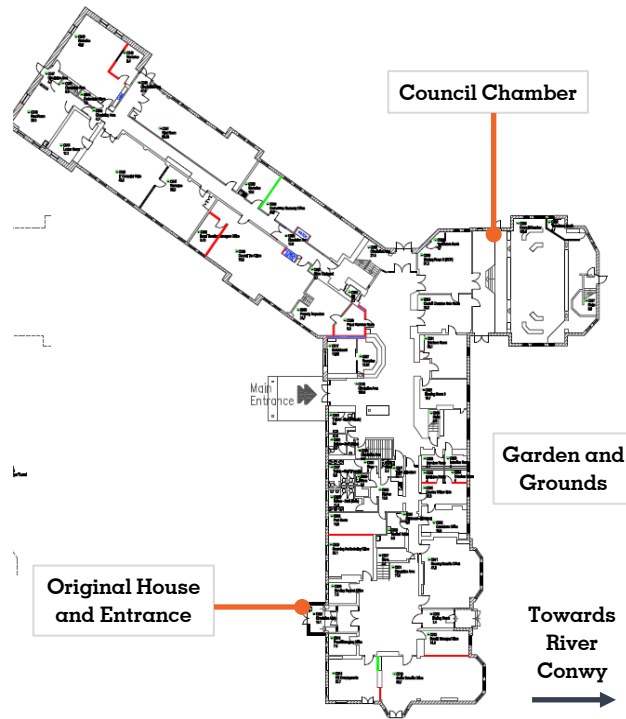
In the grounds (and included in the title) is a disused stables, a former butterfly house, two gate lodges and storage sheds. All offering the opportunity for further development and providing additional income opportunities such as a spa and lodge

accommodation.

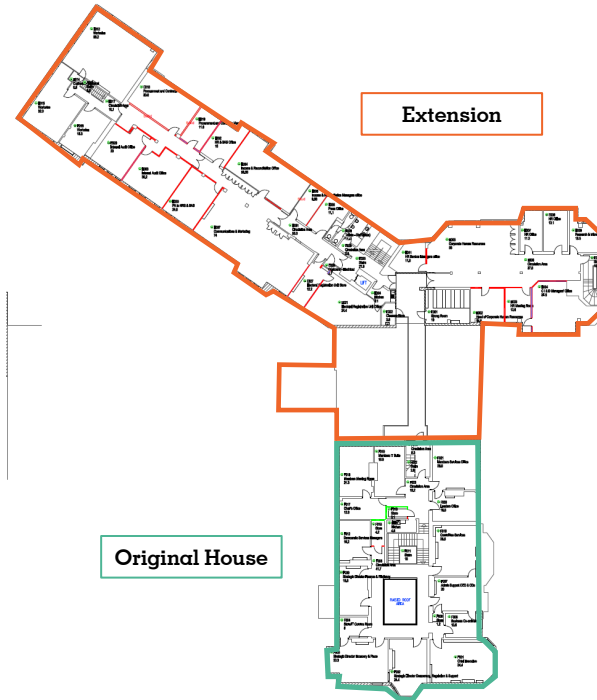
There is an on-site car park to the west of the property providing 107 car parking spaces and further parking at the front and rear of the building. It is the view of the Council that an element of this will be retained by the council depending on the need expressed in any offer for the long leasehold.

The gross internal floor area of Bodlondeb is 3,940m² (42,405 sqft).

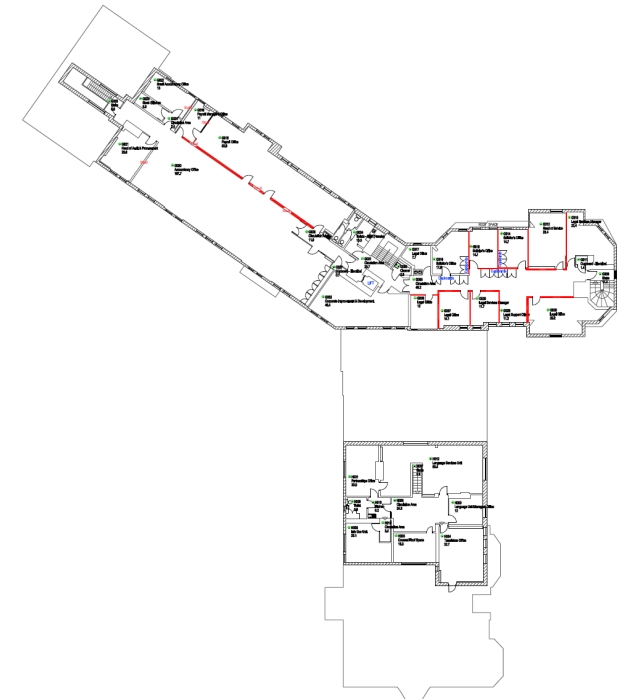
Floor	GIA (sqft)	GIA (Sqm)
Basement	1,673	155
Ground	16,362	1,520
First	14,207	1,320
Second	10,162	944
Total	42,405	3,940



Bodlondeb Ground Floor Plan



Bodlondeb First Floor Plan



Bodlondeb Second Floor Plan

Bodlondeb Images

Heritage Building and Office



Rear View of Main House and Extension



Front View of Main House and Extension



Entrance Hall of Main House



Main Entrance of Office



External View of Extension and Stables



Car Park



Boardroom



Office Floor

Further Information

Data

All further information about the opportunity is available on request. Please get in touch for access.

EPC Rating

The property has an EPC rating of E (108). Further details available in the data room.

Bid Process

Two stage bidding process with an initial request for an expression of interest with an outlined offer **by the 26th April 2024 (an EOI pro-forma is available on request)**. This will be followed by a shortlisting of bidders who will be asked to provide their final offer by mid-June 2024.

Anti Money Laundering

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing

Interested parties should contact Avison Young for more information. Viewings are strictly by appointment only and should be organised through Avison Young.

We are instructed to seek offers, subject to contract and exclusive of VAT for the long leasehold interest, for Bodlondeb.

Contact

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9. The seller provides no warranty as to the precise location of the boundary of the property.

February 2024.