



FOR SALE

Glynton, Top Llan Road, Glan Conwy, Conwy, LL28 5NP

Residential development site with full planning permission for 9 residential dwellings
Approximately 1.0 Acres (0.4 Hectare)



**St. Davids
Commercial**

Legat Owen
CHARTERED SURVEYORS

Description

The property comprises circa 1.0 acres of relatively flat, grassed land currently occupied by a single detached bungalow, known as Glynton, with driveway parking and a large garden. Mature hedgerow borders the periphery of the property.

To the north and west side of the site there are residential properties whilst agricultural land lies to the east and south.

The site is relatively flat and sits on a desirable elevated position providing far reaching views across the River Conwy and the Carneddau mountain range. Access to the property is off Top Llan Road. The property is in receipt of full planning permission to build 9 new dwellings.

Planning

The property has been granted full planning permission for demolition of the existing bungalow and erection of 9 new dwellings together with formation of new access and pedestrian footpath.

The scheme approved has been summarised in the table below. Full details can be found in the dataroom.

Plot	Size (sq ft)	House type	Beds
1	710	(D) Semi-detached	2
2	710	(D) Semi-detached	2
3	1,013	(E) Semi- detached	2
4	1,013	(E) Semi detached	2
5	1,482	(A) Detached	4
6	1,399	(B) Detached	4
7	1,277	(C) Detached	4
8	1,482	(A) Detached	4
9	1,399	(B) Detached	4

Tenure

Freehold



Glynton, Top Llan Road, Glan Conwy, Conwy, LL28 5NP



Guide Price

Offers over £700,000.

Method of Sale

The property is offered for sale by private treaty.

Dataroom

A data room, containing further planning and technical information is available [here](#).

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

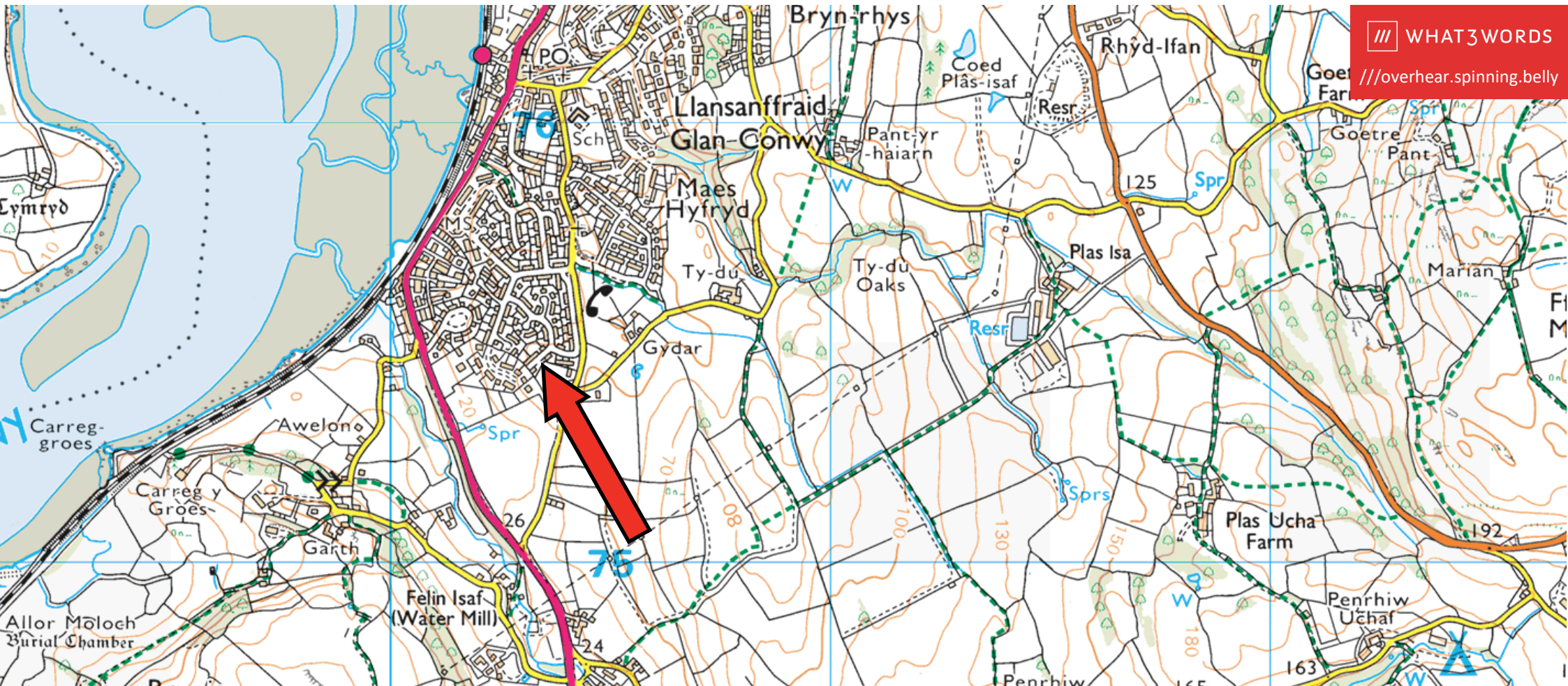
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Location

The property is situated in a semi-rural residential location on the southeast periphery of the village of Glan Conwy which is located on the banks of the River Conwy.

Glan Conwy offers local amenities including primary school, village shop and a Public House. The village is conveniently located a short distance from the A55 expressway providing easy access to Chester and the motorways beyond, and to the larger towns of Conwy (2 miles) Llandudno (5 miles) and Colwyn Bay (providing further amenities.



Contact:



Will Rees
07590 331345
willrees@legatowen.co.uk



Hannah Baker
07708 714627
hannahbaker@legatowen.co.uk

Colin Flanagan
01492 534881 / 07831 374551
mail@stdavidsproperty.co.uk



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DATE PREPARED: **March 2025**



Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



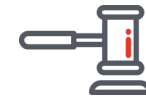
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk