



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Gors-y-Twr , Holyhead, Anglesey LL65 1YT

- Stunning Views
- Planning for Holiday Let Use Only
- Substantial Plot
- Easy access to the coast
- Character stone building
- Planning for 3 Bedroomed Accommodation
- Idyllic Location

## DESCRIPTION

Jones Peckover are delighted to offer for sale this most idyllically and well-situated property known as Gors Y Twr. Situated on Holy Island, the property benefits from excellent access to the most impressive coastline and sandy beaches as well as the convenience of Holyhead. Occupying a generous plot, the property is of stone construction, formerly being an agricultural holding comprising of a cottage and attached shippon and surrounding yard.

Planning permission has been granted to convert the property into a three bedroomed holiday let (one being ensuite) to include a large living room, kitchen, and bathroom. Planning has been granted for holiday use only and the property cannot be used as a sole main residence. The property offers a private access leading to the rear of the property providing parking for a number of vehicles.

The property benefits from a metered mains water supply and mains electric conveniently located for a new connection.

## SITUATION

The property is situated off Hirfron being a single-track lane leading to one other property beyond and linking directly to South Stack Road. Excellent access can be gained to the picturesque coastline and beaches of Holy Island as well as the busy town of Holyhead providing an excellent range of retail and recreational facilities including access to the A55 Expressway.

## DIRECTIONS

From Holyhead, leave the town in a Westerly direction on South Stack Road. Continue through the hamlet of Llaingoch where just before leaving turn left onto Hirfron. Continue through the residential area and onto the single track lane which leads to the property.

## IMPORTANT NOTICE

(i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.

(ii) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good

working order. Purchasers should satisfy themselves on such matters prior to purchase.

(iii) Any area, measurements, aspects or distances referred to are given as a **GUIDE ONLY**. If such details are fundamental to a purchaser such purchaser(s) must rely on their own enquiries.

(iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

(v) Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

## MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

## MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or notice which may be existing or become effective, and also



subject to any statutory provision(s), or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

**SERVICES**

There are currently no services connected to the site, but we believe that water and electricity are sited

Permitted planning application reference - [https://ioaccforce.com/s/papplication/a1G4H0000NCrY3UAL/fp1202137?language=en\\_GB](https://ioaccforce.com/s/papplication/a1G4H0000NCrY3UAL/fp1202137?language=en_GB)



