

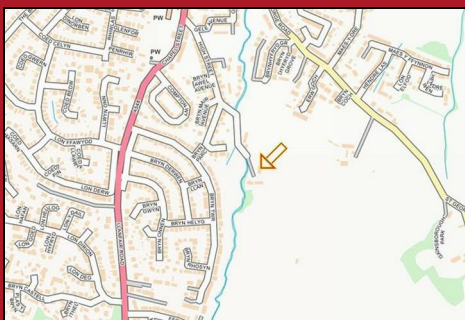


**JONES
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Residential Development Plas Isaf Drive, Abergele, Conwy LL22 8DG

We are pleased to bring to the market a high quality, residential development opportunity within a short walking distance of Abergele town centre and enjoying open agricultural land to the rear.

Seldom do opportunities come on to the market in such a private, yet convenient position and we recommend early viewing to appreciate the full potential.

PROPERTY DESCRIPTION

The site occupies a private position situated off a private drive at the head of Abergele High Street. Access is over a small bridge spanning the Afon Gele with the land situated at an elevated position with farm land to the rear.

The development is situated on the site Plas Isaf, a well proportioned period house that has now fallen into disrepair but which could be restored as an alternative to development. Purchasers should rely on their own investigations regarding any possibilities of repairing any parts of the house as an alternative to demolition and development.

Planning permission has been obtained for the demolition of Plas Isaf and for the replacement by 3 executive houses comprising 2 four bedroomed properties of approximately 2,400 square foot and one 3 bedroomed property of approximately 1,200 square foot.

Details of the planning permission and floor layout plans are available by email only on request or can be inspected during normal working hours in the Abergele Office.

PLANNING PERMISSION

The planning consent granted on the land is Ref: 0/50292. Alternatively there are possibilities (but this is for any purchasers to rely on their own

investigations) of undertaking a scheme of repair to Plas Isaf house with a reduced development scheme, subject to local planning authority consent. We would therefore recommend that interested parties undertake their own independent enquiries to establish alternative forms of development for the site.

Conwy Planning Department can be contacted on 01492 574000

SERVICES

We understand that mains water and electricity services have previously been connected to the site together with mains drainage and natural gas supplies. Services have not been tested and purchasers should satisfy themselves regarding these matters.

METHOD OF SALE

The land is sold by way of private treaty

MISREPRESENTATION ACT

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.

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, Photo Driving Licence and a recent Utility Bill.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

TENURE

Freehold - Confirmation should be sought from your Solicitors

DIRECTIONS

From the Abergele Office proceed to the traffic light junction and turn right along Llanfair Road. Continue

for approximately 400 yards and turn left into High Street. Follow the road to the end passing over the bridge and continue along the private drive and the development site can be found on the left hand side.

VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF. Viewing during normal daylight working hours subject to first registering interest with the agents and being in possession of the sales particulars. Given the current derelict condition of the property, viewing is entirely at your own risk.

AGENTS NOTE

Plas Isaf House is in a poor condition and should not be entered as it remains unsafe. Viewing is entirely at your own risk and Jones Peckover will not accept any responsibility for injury or loss.

