



## Building Plot at Glasfryn Lon Clai

, Pentraeth, LL75 8LZ

£165,000



An excellent opportunity to purchase a spacious and level building plot with outline planning consent for the erection of detached two storey dormer style house of over 200 square meters(gross external) on a spacious plot of approximately 700 square meters (0.16/acre).

Located in a semi rural non estate position on the edge of the village on the road leading down to Red Wharf Bay, with fine distant sea views, the plot is available with recent planning consent, and with a main sewer on site and both electric and water nearby and available for connection.

The plot has direct access to an adopted highway being level and ready for work. A metal site shed is available on the plot





## Planning Consent

Application Number OP/2023/4 was granted outline planning consent for the erection of a dwelling together with full details of access on the 8th December, 2023.

The consent is for a detached house with the following accommodation:

Ground Floor: Porch, Hall, Cloak/WC, living room, dining room, kitchen and bedroom.

First Floor: Landing, 3 bedrooms, one en suite and family bathroom.

## Location

The property is located within 10 meters of the A5025 on the junction to Lon Clai.

It is within half a mile of the village centre/shop and about 3 miles to the seaside village of Benllech.

It is a 10 minute walk down Lon Clai to the shore Red Wharf Bay and the completed development should have fine views towards the Bay when completed.

## Directions

From the Benllech direction, pass into the 30mph zone and turn for Lon Clai just before the Bull Inn on the left hand side.

The plot is about 10 meters on the right with access splay and gate provided.

## Services

A main sewer passes within and close to the boundary of the plot.

Mains water and electricity are nearby.

No mains gas available.

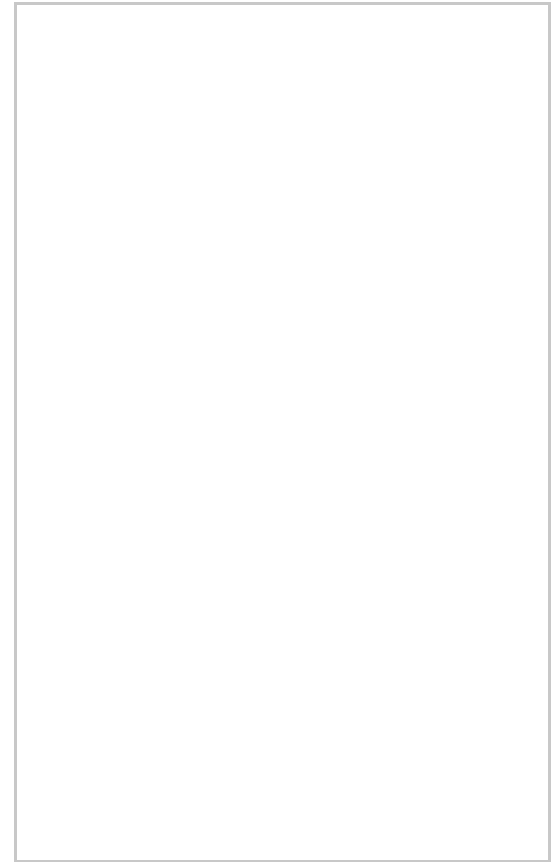
## Tenure

The land is freehold and is sold with full vacant possession.


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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