

EGERTON ESTATES



Building Plot and Cabin , Pentraeth, LL75 8PX **Offers In The Region Of £595,000**

A unique and totally desirable building plot with permission to erect 1 3/4 bedroom house situated on the banks of the sea on the beautiful Island of Anglesey on an Area of Outstanding Natural Beauty.

Rarely do such opportunities arise, and this site is a 'one off'.

Located on the shore of Red Wharf Bay an ideal location to escape and explore the beautiful island of Anglesey, and with Beaumaris and Benllech both a few miles away with shops for all your essentials, pubs and restaurants it makes a great base to explore the island.

Introduction

Glamping Red Wharf Bay was established on the island of Anglesey three years ago. The superior cabin offers occupation alongside the planning permission which is detailed below.

Planning Permission

The site provides the opportunity to build an owners 3/4 bedroom house with planning consent in place. Planning was initially granted for a 3-4 bedroom house and the foundations were dug and planning 'signed off' by Anglesey planning department to officially approve the build had started. Secondary plans were then sent for comment to Anglesey Council with a favourable report returned. However the process was halted due to Covid-19. The local architect firm 'Evergreen 'are still ready to take the project forward should the new owner choose.

Services

Mains Electricity and Water.

New Waste Management System installed.

Woodland Champions Club

GRWB is a member of the Woodland Champions Club. They are rigorous in their selection process with only 2 other sites on Anglesey, with the probability that no other sites will be accredited. They granted GRWB an exception certificate which they also issue to the local authorities allowing up to 5 soft (as you see here) or 5 hard glamping units (pods) on the site. This certificate also allows the site to operate 365 days of the year. Membership is currently £300 pa. and 3rd party insurance and an electrical certificate is required every year.

The Site

Ample bespoke parking. Lockup for storing kayaks, bikes, canoes etc. Private access directly onto the beach. The lane can be cut off by the sea at high summer and spring tides.

So have a tide table handy!

Council Tax

The site is currently exempt. Woodland Champion Trust.

Viewing & Directions

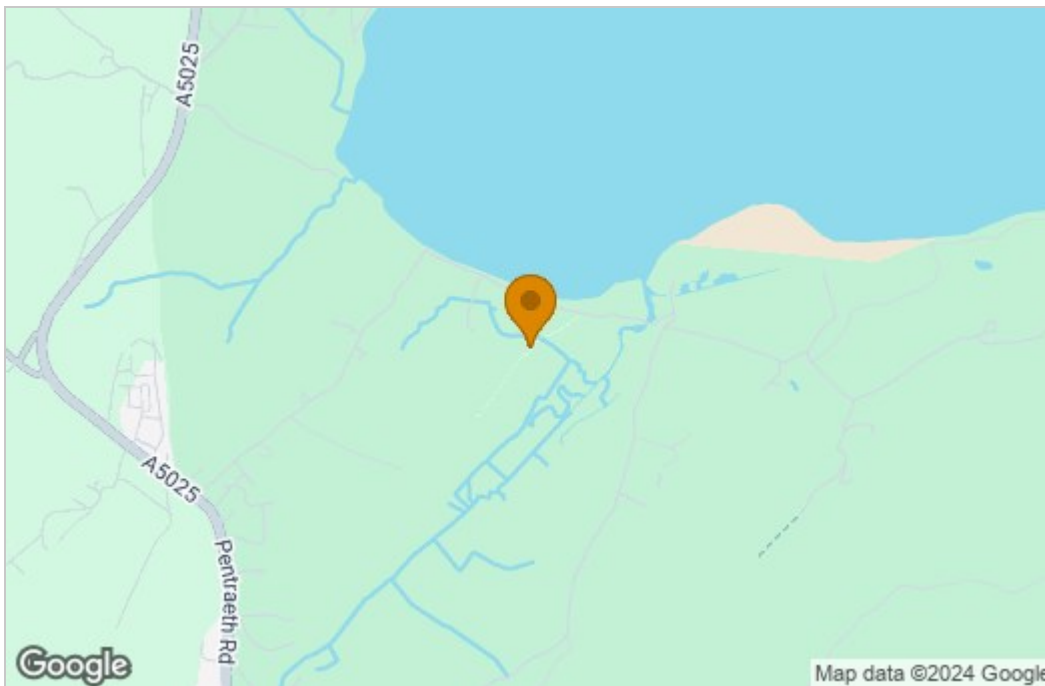
From the village of Pentraeth, take the B5109 signposted Beaumaris. After 200 meters turn left opposite the football field, and proceed a further 200 meters and turn left again onto Beach Road. Continue for about a mile to the very bottom of this road (do not turn right at the bottom) and turn left over a small bridge. This is a rough road and is tidal, so at exceptional high tides, park on the beach and walk about 200 meters, at the gable of a property called Pen y Lon walk/drive up a lane and a parking area and Lodge can be seen.

Please contact the agent Egerton Estates to arrange a viewing. 01248 852177


Floor Plan



Area Map



Energy Efficiency Graph

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

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