

EGERTON ESTATES



Building Plot Red Wharf Bay, Pentraeth, LL75 8PX **Offers In The Region Of £325,000**

Reduced from £595,000! An unique and totally desirable building plot within a spacious area of land having permission to erect one 3/4 bedroom dwelling situated close to the sea shore on the beautiful Island of Anglesey in an Area of Outstanding Natural Beauty, and on being built will enjoy outstanding sea and headland views over Red Wharf Bay.

Rarely do such opportunities arise, and this site is considered a 'one off'. The property has until the recent past been utilised as a Glamping Site but the licence has since expired.

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

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

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Planning Permission

The site provides the opportunity to build one 3/4 bedroom dwelling with planning consent in place.

Planning was initially granted for a 3-4 bedroom dwelling and the foundations were dug. 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.

The Site

Spacious site set back off the beach with vehicular access off the beach road, The lane can be cut off by the sea at high summer and spring tides.

So have a tide table handy!

Viewing & Directions

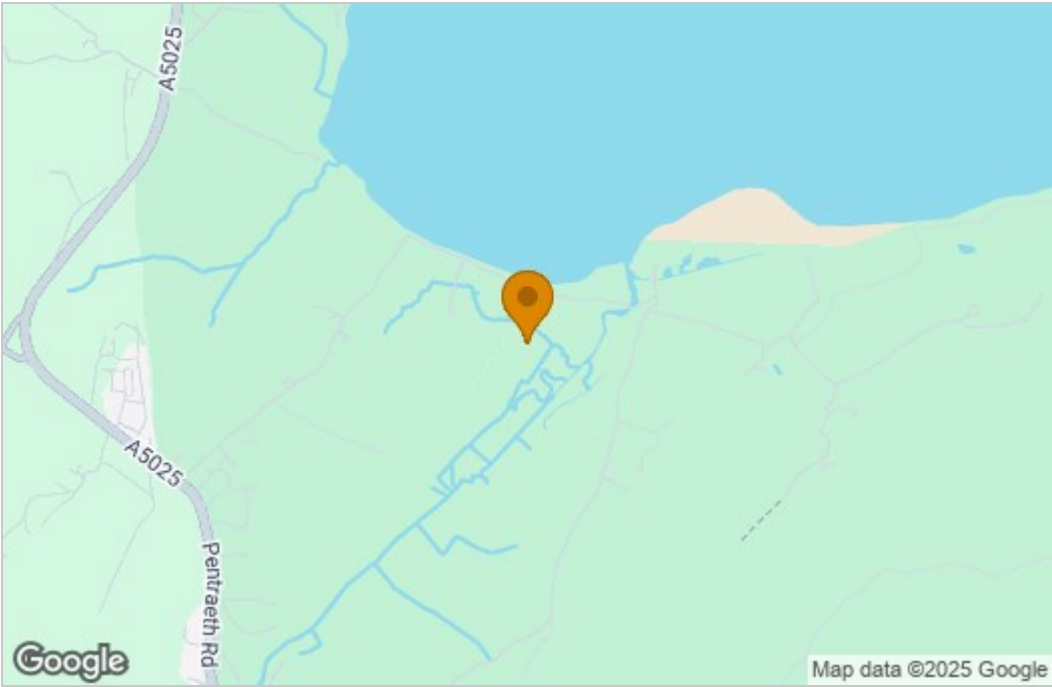
From the village of Pentraeth, take the B5109 signposted Beaumaris. After 200 meters turn left opposite the football field, and proceed a further 200 meters and turn left again onto Beach Road. Continue for about a mile to the very bottom of this road (do not turn right at the bottom) and turn left over 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

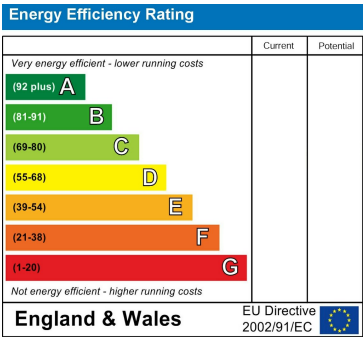
Floor Plan



Area Map



Energy Efficiency Graph



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