

## Maesbrith, Dolgellau LL40 1LF

### £100,000

TWO SERVICED BUILDING PLOTS - An exciting and rare opportunity to purchase a pair of fully serviced building plots with full planning permission for 3 bedroom, 2 reception room dwellings in a prime residential location in the beautiful and historic market town of Dolgellau.

As the site stands at 'commenced' status due to 5 properties being completed, as long as the remaining plots are built to the already approved plans the remaining plots will be subject to the building regulations passed in 2006 rather than current building regulations which equates to a substantial saving in construction costs.

With demand for housing in the area at a premium this development will provide a range of sought after attractive properties across all budgets. Access for vehicles and plant is excellent and

- Popular residential location
- Spectacular views
- Subject to 2006 building regulations
- Close to all amenities
- Fully serviced building plot
- Ten miles from sandy beaches
- Popular market town



## The Properties

Each property consists of 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen, utility and integral garage. There is also a rear garden area & driveway parking.

## Building Regulations

Building regulations application number is R06g/00260 for 17 houses. As the site stands at 'commenced' status due to 5 properties being completed, as long as the remaining plots are built to the already approved plans the remaining plots will be subject to the building regulations passed in 2006 rather than current building regulations.

## The Locality

The plot is situated in a an elevated position with glorious open views across the town and the surrounding hills and countryside. The development is a 10 minute walk from the bustling town centre.

Dolgellau is a bustling and ancient market town in one of the most beautiful parts of Snowdonia National Park at the foot of the Cader Idris mountain range. There is a cottage hospital, a doctor's surgery, two dental practices, primary and secondary schools, a tertiary college and restaurants, pubs, craft centre, shops and sporting clubs. It is also just 10 miles from the coast and beautiful beaches.

## Services

Mains water, gas, site drainage and sewerage are existing to the plot.

## Access

The site is easily accessible for large plant and deliveries.

## Tenure

The properties will all be freehold.

## Council Tax

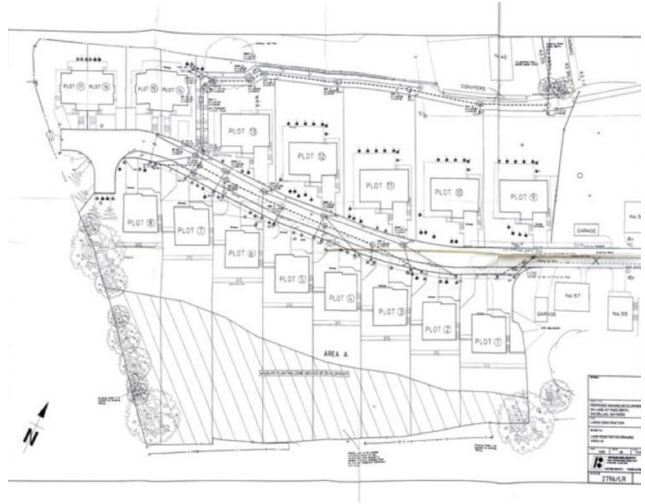
To be confirmed by the VOA.

## Additional Information

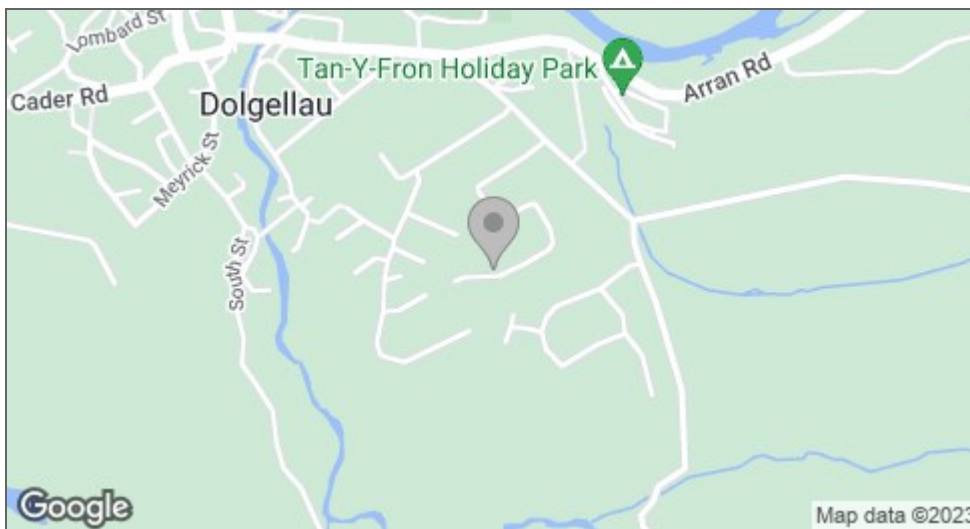
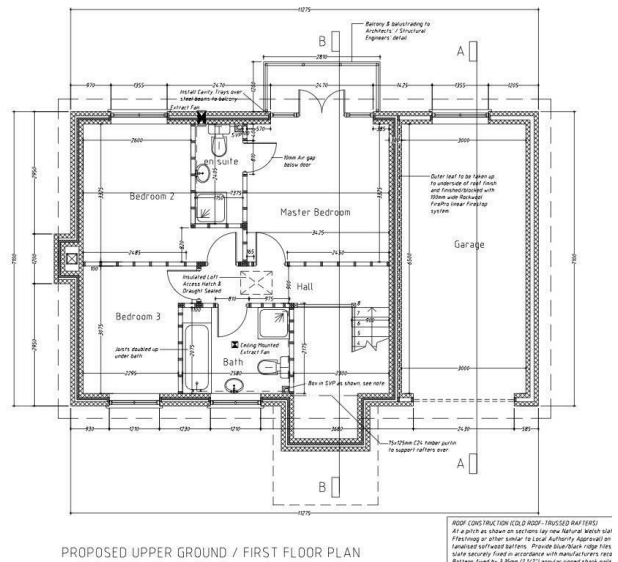
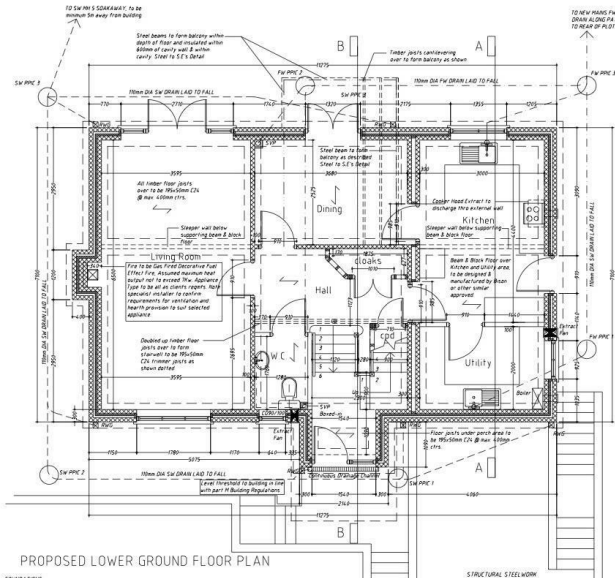
Building Regulations approval was granted by Gwynedd Council in November 2007.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**MONEY LAUNDERING REGULATIONS 2003**  
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

