



, Llangoed, LL58 8LU

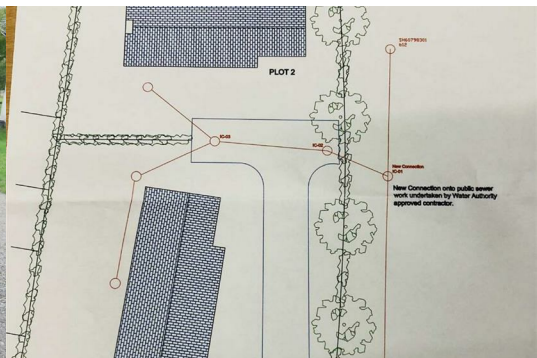
£100,000



Two large non estate and level building plots, centrally positioned within the village, yet enjoying a secluded position, being in a popular location convenient for local amenities and two miles to the seaside town of Beaumaris.

Planning permission has been granted (Application 35C328B) for the erection of two detached bungalows originally approved in 2017, with a variation given to allow an extension of submission of reserved matters to 10th March, 2025.

The planning permission is given subject to the developer signing a Section 106 Agreement removing the need for Affordable Housing, subject to a payment to The Isle of Anglesey County Council, a sum of £102,666. Full details available on request.



Services:

Mains services are understood to be nearby and available for connection. No gas in the village.

Access

Access to the new development will be shared with two other properties.

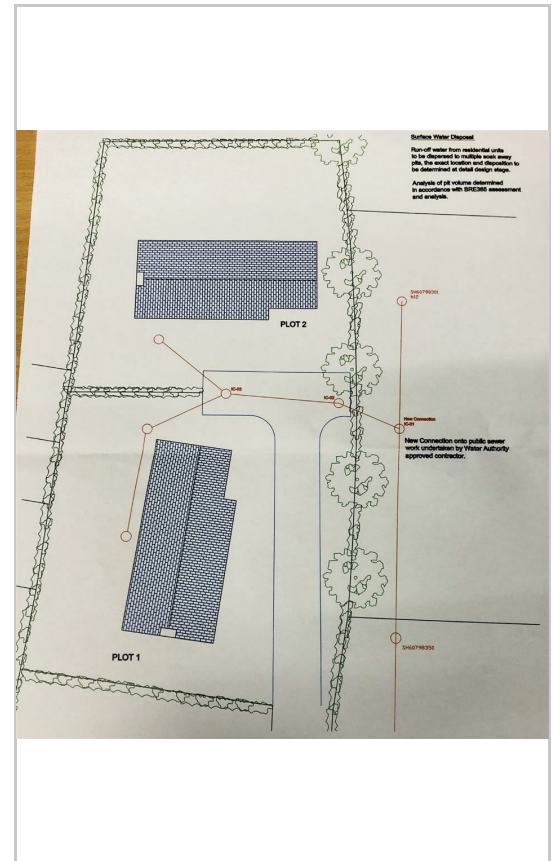
Agents Notes:

The vendors may consider the sale of the plots individually subject to agreement on the services and access.

Area Map



Floor Plans



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	1	1	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.