



## Land Adjacent to Fron Deg

Betws Y Coed LL24 0AB

£40,000

FOR SALE BY AUCTION - 26th August 2026

An increasingly rare opportunity to acquire approximately 0.9 acre of level pasture land occupying a prominent roadside position fronting the A5 within the village

Auction Guide Price - £40,000

The site is conveniently located within close proximity of the village centre, providing excellent visibility and easy access. The land extends to approximately 0.9 acre and is predominantly level, enclosed by established boundaries and mature trees, offering an attractive setting with a wide road frontage. Its location within a well-established village environment presents potential for a variety of future uses, subject to the necessary planning consents being obtained from the Snowdonia National Park Authority. The property will be sold subject to an overage (clawback) provision.

This represents an excellent opportunity for purchasers seeking a strategic parcel of land in a highly accessible and sought-after village location with long-term potential, subject to planning consent.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





## Location

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of Outstanding Natural Beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

### Auction Date:

26th August 2026.

### Auctioneers:

Town and Country Auctioneers, Regus House, Herons Way, Chester, CH4 9QR. Telephone: 0800 334 5090. Please contact the Auctioneers to register interest and request Auction pack.

### Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agents will be responsible for defining the ownership of the boundary features.

### Services

Prospective purchasers should satisfy themselves as to the availability and suitability of all mains services.

### Tenure

Freehold - Vacant possession available upon completion

## Planning

The land lies within the planning jurisdiction of the Snowdonia National Park Authority.

Interested parties should make their own enquiries regarding any proposed use or future development potential

## Plans and Areas

The plan and acreage contained within these particulars are based upon Ordnance Survey data and are provided for identification purposes only. Purchasers should satisfy themselves as to their accuracy.

## Overage Clause ( Clawback)

Please note that the property is being sold subject to an overage (clawback) provision. In the event that planning permission for residential or commercial development is granted within 15 years of the completion date, the vendors, or their successors in title, shall be entitled to 30% of the uplift in value attributable to the grant of that planning permission. Full details of the overage provisions will be contained within the sale contract and legal documentation.

## Viewing

The land may be viewed at any reasonable time during daylight hours, subject to carrying a copy of these sales particulars. Interested parties view entirely at their own risk.

## Selling Agents

Joint Selling Agents

IMW Estate Agents

5 Denbigh Street

Llanrwst

Tel: 01492 642551

and

Town & Country Property Auctions

Chester - Tel 0800 334 5090

For further information or to arrange an inspection, please contact either of the joint selling agents.

| 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<br>2002/91/EC |  |

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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