

FOR SALE

**RARE DEVELOPMENT OPPORTUNITY IN AN
ELEVATED POSITION WITH STUNNING
VIEWS SOUTH AND WEST ACROSS CONWY
ESTUARY, N WALES**

OUTLINE PC FOR 7 LARGE DWELLINGS

1.14 acres (appx)



VIEW FROM SITE ACROSS ESTUARY

**Conwy Estuary
North Wales
LL28 5SR**

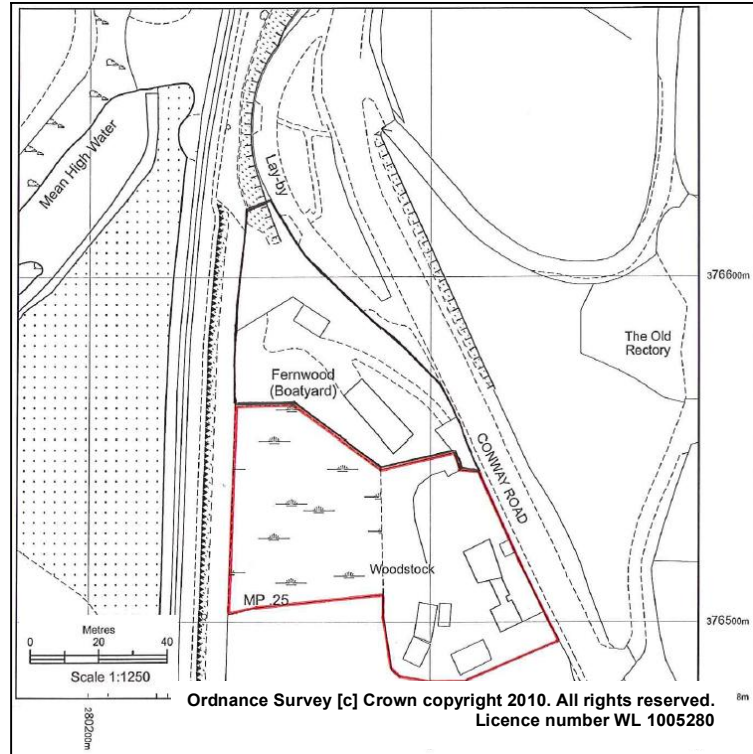
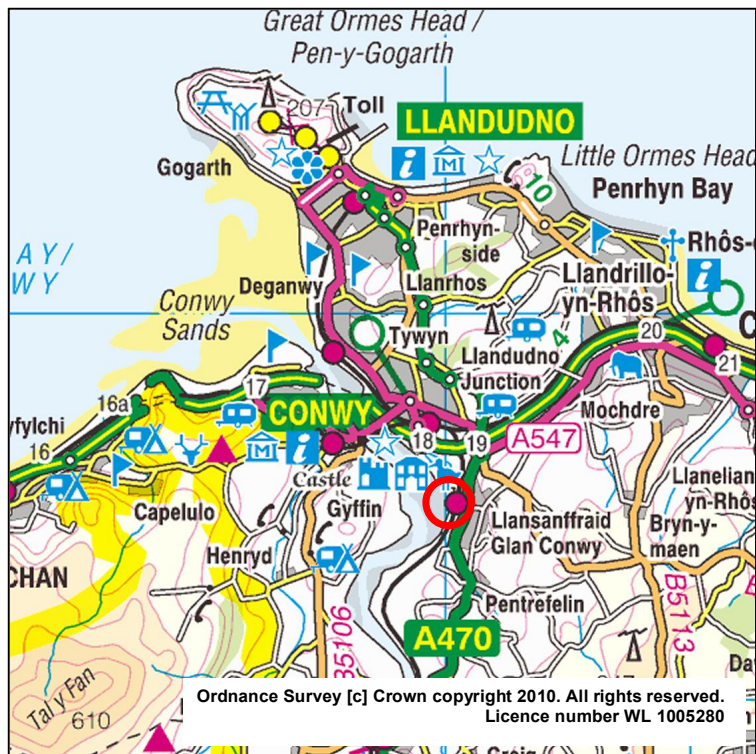


VIEW TO CONWY CASTLE

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The property is located off the Llanwrst Road in Glan Conwy, within 2 miles of Conwy town centre and 1.5 miles of Llandudno Junction station which provides an intercity service to London Euston [2.5 hours]. It is also within 1 mile of junction 19 of the A55 N Wales Expressway with both Chester and Holyhead within about 45 minutes drive. It is situated in an elevated position on the east side of the Conwy Estuary with stunning views south and west across the Estuary to Snowdonia and north west to the magnificent 11th Century Conwy Castle.

Description

The property currently comprises a dwelling, workshop, offices and showroom in the single occupation of the owner, on a total site area of approx 1.14 acres [0.46 hect], as shown red on the plan. The site slopes steeply down from Llanwrst Road which forms it's eastern boundary to the Conwy Valley rail line which forms its western boundary, this latter line providing an infrequent local and tourist service from Llandudno on the coast to Blaenau Festiniog in Snowdonia. To the south is a nursery garden and to the north a former boatyard.

Planning

The property benefits from outline planning consent ref DC/0/3508, dated 18/03/09 to demolish the existing buildings and construct 7 x 3 storey dwellings with access improvements to Llanwrst Road. The site may suit other uses such as hotel, public house, restaurant or nursing home subject to the necessary consents. For further information contact Conwy Borough Council ww.conwy.gov.uk tel.01492 680033.

VAT

We are advised that the sale will not attract VAT.

Terms

Initial expressions of interest for the purchase of the freehold are being sought.

Further Information / Viewing

Please contact Simon Bolton of retained agents Bolton Birch

Tel: 01244 311681

Email: simon@boltonbirch.com

Subject to contract

