

Ref: SD 2420

**Land - £295,000**

**Gateway Park, Llandygai Industrial Estate, Bangor**



The property comprises development land suitable for a variety of uses subject to the appropriate planning consent.

**FREEHOLD**

**FREEHOLD £295,000**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
VAT Reg No. 490 1639 43

Tel: (01492) 534881  
Email: [anyone@stdavidsproperty.com](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## ACCOMMODATION

The accommodation extends to approximately 1.4 acres (0.56 hectares).

TENURE: The land is available for freehold.

PLANNING: The site is suitable for office/industrial uses or any other use subject to planning.

LEGAL COSTS: Each party is responsible for their own legal costs.

VAT All terms will be subject to VAT at the prevailing rate.

VIEWING: By prior appointment through the joint agents,

### **St Davids Commercial**

Colin Flannigan - 07831374551 anyone@stdavidsproperty.com

### **Legat Owen**

Mark Diaper - 01244 408236 Markdiaper@legatowen.co.uk

Rupert Chadwick-Dunbar - 01244 408439 rupertchadwickdunbar@legatowen.co.uk

## FREEHOLD

£295,000.00

ANTI-MONEY LAUNDERING REGULATIONS In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. September 2022. Subject to contract

# FREEHOLD

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