

Ref: SD 2669

For Sale - £600,000

Glynton, Top Llan Road, Glan Conwy



**Residential development site with full planning permission for 9 residential dwellings.
Approximately 1.0 Acres.**

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Description

The property comprises circa 1.0 acres of relatively flat, grassed land currently occupied by a single detached bungalow, known as Glynton, with driveway parking and a large garden. Mature hedgerow borders the periphery of the property. To the north and west side of the site there are residential properties whilst agricultural land lies to the east and south.

The site is relatively flat and sits on a desirable elevated position providing far reaching views across the River Conwy and the Carneddau mountain range. Access to the property is off Top Llan Road. The property is in receipt of full planning permission to build 9 new dwellings.

Planning

The property has been granted full planning permission for demolition of the existing bungalow and erection of 9 new dwellings together with formation of new access and pedestrian footpath.

The scheme approved has been summarised in the table below.

Plot	Size (Sq Ft)	House type	Beds
1	710	(D) Semi Detached	2
2	710	(D) Semi Detached	2
3	1,013	(E) Semi Detached	2
4	1,013	(E) Semi Detached	2
5	1,482	(A) Detached	4
6	1,399	(B) Detached	4
7	1,277	(C) Detached	4
8	1,482	(A) Detached	4
9	1,399	(B) Detached	4

Tenure

Freehold

Method of Sale

The property is offered for sale by private treaty.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation

Location

The property is situated in a semi-rural residential location on the southeast periphery of the village of Glan Conwy which is located on the banks of the River Conwy. Glan Conwy offers local amenities including primary school, village shop and a Public House. The village is conveniently located a short distance from the A55 expressway providing easy access to Chester and the motorways beyond, and to the larger towns of Conwy (2 miles) Llandudno (5 miles) and Colwyn Bay (providing further amenities).

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OFFERS OVER £600,000

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.

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