For Sale

Development Land at Brynteg near Benllech Anglesey LL78 8JY

February 2015

Development Opportunity

• 3 lots of development land and 1 lot of 4 cottages adjacent to Storws Wen Golf Club

• Planning granted on land for total of 36 holiday properties

• Seeking offers in the region of £19,500 per plot

• Lots available collectively or as individual lots

• Unconditional and conditional offers invited

• To be sold on a freehold basis

Subject to Contract

For further information, please contact:

Iwan Jones (Dafydd Hardy)
T: 01248 711 991
E: iwanjones@dafyddhardy.co.uk

Sholom Cohen
T: 0161 956 4198
E: sholom.cohen@gva.co.uk

Edward Dry
T: 0161 956 4423
E: edward.dry@gva.co.uk

gva.co.uk/8559
Location

The property is located in Anglesey, approximately one mile west of the popular seaside village of Benllech and approximately 8 miles due north of Menai Bridge.

The subject property fronts the B5108 a short distance from its junction with the B5110 to the south of the small village of Brynteg. The surrounding area is predominantly agricultural land.

Description

The property comprises 1 lot of 4 cottages and three lots of development land on 2 separate parcels of land, with planning permission in place for the building of a total 36 holiday let properties.

Over the next 10 years the Isle of Anglesey Council advise that there will £25 billion invested on the island by various bodies in relation to the construction of a new nuclear reactor - Wylfa Newydd and a biomass plant in Holyhead, all of which will create many jobs in the construction industry and other employment sectors.

The land has been specifically designated as an "Off-Site worker accommodation area of search", making it likely that the land, which has 12 month holiday let use, could be utilised initially to provide the assumed demand for workers accommodation (subject to planning) and thereafter as holiday accommodation, for which there is a high demand on the island. Additionally, the opportunity meets the LPA and Isle of Anglesey County Council (IACC) objective of leaving a legacy behind once these projects have been completed.

Site Area

We have identified the approximate boundaries of the individual sites in red edging on the Ordnance Survey Map. We calculate that the sites provide the following approximate site areas:

- Lot 1: 0.16 hectares (0.4 acres)
- Lot 2: 0.05 hectares (0.1 acres)
- Lot 3: 0.45 hectares (1.1 acres)
- Lot 4: 4 Cottages 2x3 bedrooms and 2x2 bedrooms

The plan below identifying the development lots has been provided for identification purposes only:

Tenure

We understand that the land is to be sold on a freehold basis and new titles are to be created upon sale of the land.

We would advise that all interested parties seek advice from their solicitors with regard to title.
Planning

We understand that the lots have planning permissions for the following:

Lot 1 (Planning Application No: 30C350M and 30C350X/VAR) – 16 no. 3 bedroom holiday letting units on land adjacent to clubhouse (Expires October 2018)

Lot 2 (Planning Application No: 30C350N, 30C350W and 30C350Z/VAR) – 3 no. 3 bedroom and 1 no. 2 bedroom holiday letting units on land to the rear of existing holiday cottages (Expires October 2018)

Lot 3 (Planning Application No: 30C350P) – 16 no. 3 bedroom holiday letting units on the opposite side of the road (Expires July 2015)

We would recommend that all interested parties make their own enquiries of Isle of Anglesey County Council.

Asking Price

Unconditional and conditional offers are invited for the freehold interest of either the individual lots or all four lots collectively.

Seeking offers in the region of:
£19,500 per plot for the holiday letting units
£160,000 for the existing 3 bedroom cottages
£135,000 for the existing 2 bedroom cottages

Each party is to bear their own legal costs.

VAT

All prices, outgoings and rentals are quoted exclusive of but may be subject to VAT.

Viewing

Viewings are strictly by appointment through either GVA or our joint agents Dafydd Hardy.

For further information, please contact:

Iwan Jones (Dafydd Hardy)
T: 01248 711 991
E: iwanjones@dafyddhardy.co.uk

Sholom Cohen
T: 0161 956 4198
E: sholom.cohen@gva.co.uk

Edward Dry
T: 0161 956 4423
E: edward.dry@gva.co.uk

08449 02 03 04
gva.co.uk/8559
London West End
London City
Belfast
Birmingham
Bristol
Cardiff
Edinburgh
Glasgow
Leeds
Liverpool
Manchester
Newcastle

Published by GVA
10 Stratton Street, London W1J 8JR

©2012 Copyright GVA GVA is the trading name of GVA Grimley Limited and is a principal shareholder of GVA Worldwide, an independent partnership of property advisers operating globally gvaworldwide.com

For further information, please contact:

Iwan Jones (Dafydd Hardy)
T: 01248 711 991
E: iwanjones@dafyddhardy.co.uk

Sholom Cohen
T: 0161 956 4198
E: sholom.cohen@gva.co.uk

Edward Dry
T: 0161 956 4423
E: edward.dry@gva.co.uk

Subject to Contract – 04B451121 – 02/15

08449 02 03 04
gva.co.uk/8559

GVA is the trading name of GVA Grimley Limited, conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. Reproduced by courtesy of the Controller of HMSO Crown Copyright reserved. License No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only.