

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Development Land At Elgol Ala Road, Pwllheli, LL53 5BL **Offers over £625,000**

- Development Land With Planning Consent
- Detached House
- Outbuildings
- Excellent Town Centre Location
- Former Veterinary Surgery
- Freehold



Development Land At Elgol Ala Road, Pwllheli, LL53 5BL

DEVELOPMENT SITE WITH PLANNING CONSENT

Tudor - Chartered Surveyors have been favoured with instructions to offer for sale this exciting freehold development land occupying a great position within walking distance of the town centre.

The land extends in total to just over 1 acre and includes a detached house, former veterinary surgery and outbuildings. A site plan is included for identification purposes only.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and award winning marina.

The site has the benefit of mains water, electricity and drainage but interested parties should make their own enquiries regarding the adequacy of the supplies.

Sale of individual plots can be considered, subject to conditions and for the applicant to make all enquiries with planning authorities.

RESOLUTIONED TO CONSENT WAS MADE IN 2010 FOR 20 HOUSES SUBJECT TO 10 HOUSES SUBJECT TO 106 AGREEMENT.

CONSENT WAS GIVEN 10TH JUNE 2016 FOR 30 RETIREMENT LIVING HOUSES

TENURE

We understand that the property is freehold and is offered for sale with vacant possession on completion.

SERVICES

We understand that mains water, electricity and drainage are available at the property but interested parties should make their own enquiries regarding the suitability of these supplies.

PLANNING

All prospective purchasers should make their own enquiries over the Local Planning Authority: -

Application number C10D/0247/45/AM - At the committee held on 22 November 2010, it was resolved to delegate powers to the Planning Manager to approve the planning application for 20 houses subject to the 106 agreement.

Application number C14/1118/45/LL - Demolish existing buildings and erection of retirement living house (30 units) along with communal facilities, landscaping and car parking.



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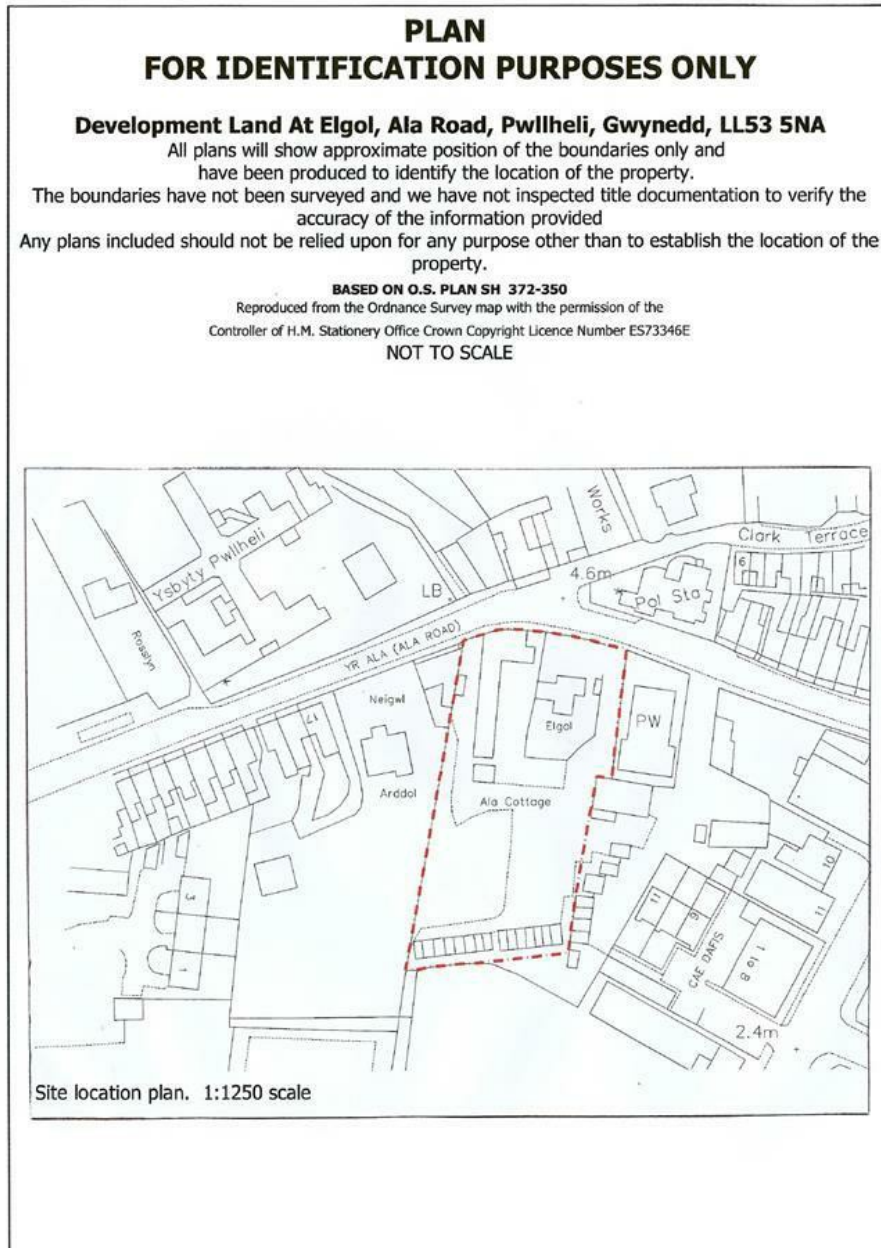
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Development Land At Elgol Ala Road, Pwllheli, LL53 5BL



From this office in the centre of Pwllheli proceed west and the development land is on the left hand side shortly after the post office sorting depot and is immediately opposite the police station. OS Reference: - SH 372-350. Satellite Navigation Reference: - LL53 5BL.



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