



JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Development Land, Alexandra Park, Penmaenmawr, LL34 6YH

- Development Land for Sale
- Stunning Location
- Picturesque Coastal Town
- Close to Coastline and Amenities
- Outline Planning for 3 Detached Dwellings
- Elevated and Tranquil Setting
- Convenient for A55 Expressway
- For Sale By Formal Tender

Development Land with Outline Planning Permission for 3 Detached Dwellings.

Nestled in the charming coastal town of Penmaenmawr, this development land offers a unique opportunity for those looking to invest in prime building land. The site enjoys an elevated position, providing stunning views of the surrounding landscape, making it an ideal location for residential development.

Conveniently located, the property is close to local amenities whilst enjoying a sought-after and tranquil location and the A55 Expressway is just a short distance away, providing excellent transport links. The stunning coastline with its sandy beaches and views to Anglesey and Llandudno are also within easy reach.

This is a rare opportunity to acquire a piece of development land in a sought-after area. Offered for sale by formal tender, all tenders to be received by 12 noon on the 3rd June 2026.

Vendors Solicitors: David Lewis of Laytons, Yarnwicke, 119-121 Cannon Street, London EC4N 5AT.
david.lewis@laytons.com. Tel: 02 07842 8031.

PLANNING PERMISSION

Outline planning permission has been granted for the erection of three detached residential dwellings, details of which can be obtained from the Conwy County Borough Council planning portal. Application number 0/48208.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

LOCAL AUTHORITIES AND UTILITIES CONWY (D)

Planning: Civic Offices, Abergele Road, Colwyn Bay LL29 8AR (Tel: 01492-575293) Highways: The Heath, Penmaenmawr Road, Llanfairfechan, LL33 0PF (Tel: 01492-575416) Electricity: Manweb Plc, Manweb House, Kingfield Court, Chester Business Park, Wrexham Road, Chester (Tel: 0845-2721212). Water: Welsh Water, Allt y Ffynnon, Alltami, Mold, Flintshire (Tel: 01244-550015).

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**

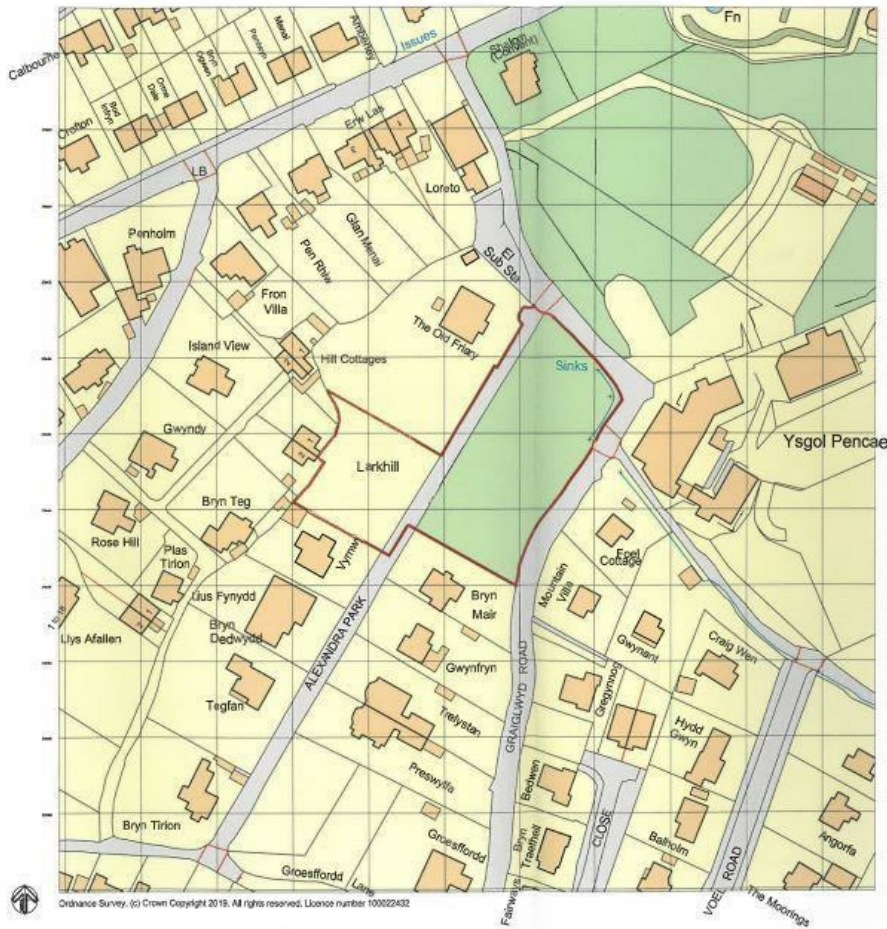
TOWN & COUNTRY PLANNING (D)

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or notice which may be existing or become effective, and also subject to any statutory provision(s), or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

METHOD OF SALE

The property is offered for sale by Formal Tender. Formal Tenders must be received at our Denbigh Office (47 Vale Street, Denbigh, LL16 3AR) by no later than 12 noon on the 3rd June 2026 (subject to conditions). Tenders must be made on the official Tender Form and include the full name(s) and address of the intending buyer(s), the name and address of the buyer(s)'s Solicitors and, if necessary, an authority to make the offer(s) if made on behalf of a firm or company. The Tender Form is provided with these particulars of sale. Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender Development Land at Alexandra Park, Penmaenmawr'. Tenders must be made by way of a set price and not by reference to the amount of any other tender. The Vendor is not bound to accept the highest or any tender. Every tender must be accompanied by payment of the appropriate





NO.	DATE	BY	DESCRIPTION

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT - ALEXANDRA PARK, PENMAENMAWR

DRAWING TITLE
LOCATION PLAN

SCALE	DATE	DRAWN	CHECKED
1:1250@A3	28/08/19		
DRAWING STATUS	PRELIMINARY		
JOB NO.	DRAWING NO.	REVISION	
C996	001	A	

AG | AINSLEY GOMMON ARCHITECTS

THE OLD POLICE STATION, 15 CLYDE WAY, LAMARSDEN, C10 3JG
 Tel: 01491 507 107
 Registered Architect No. 44111
 Registered Engineer No. 17083
 Registered Architect No. 44111
 Registered Engineer No. 17083

A3

