



Plot 13

Dolgellau | Merionethshire | LL40 1LF

£60,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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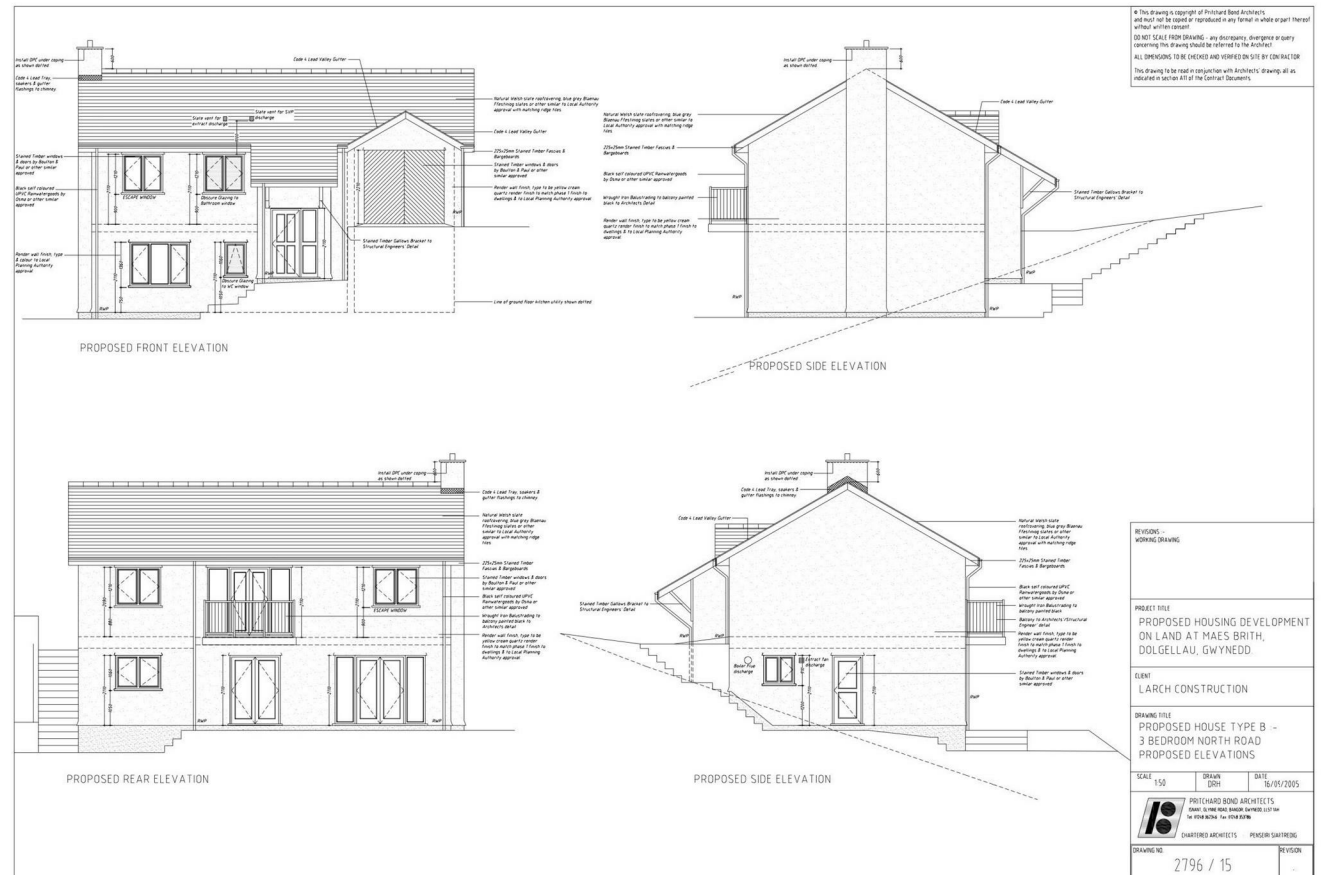
An exciting and rare opportunity to purchase a fully serviced building plots with full planning permission for a 3 bedroom, 2 reception room dwelling in a prime residential location in the beautiful and historic market town of Dolgellau.

As the site stands at 'commenced' status due to 5 properties being completed, as long as the remaining plots are built to the already approved plans the remaining plots will be subject to the building regulations passed in 2006 rather than current building regulations which equates to a substantial saving in construction costs.

With demand for housing in the area at a premium this development will provide a range of sought after attractive properties across all budgets. Access for vehicles and plant is excellent and the plot is situated in an elevated position with glorious open views across the town and the surrounding hills and countryside. The development is a 10 minute walk from the bustling town centre.

Dolgellau is a bustling and ancient market town in one of the most beautiful parts of Snowdonia National Park at the foot of the Cader Idris mountain range. There is a cottage hospital, a doctor's surgery, two dental practices, primary and secondary schools, a tertiary college and restaurants, pubs, craft centre, shops and sporting clubs.

- Popular residential location
- Fully serviced building plot
- Spectacular views
- Ten miles from sandy beaches
- Subject to 2006 building regulations
- Popular market town
- Close to all amenities



The Property

The property consists of 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen, utility and integral garage. There is also a rear garden area & driveway parking.

Building Regulations

Building regulations application number is R06g/00260 for 17 houses. As the site stands at 'commenced' status due to 5 properties being completed, as long as the remaining plots are built to the already approved plans the remaining plots will be subject to the building regulations passed in 2006 rather than current building regulations.

The Locality

The plot is situated in a an elevated position with glorious open views across the town and the surrounding hills and countryside. The development is a 10 minute walk from the bustling town centre.

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Services

Mains water, gas, site drainage and sewerage are existing to the plot.

Access

The site is easily accessible for large plant and deliveries.

Tenure

The properties will all be freehold.

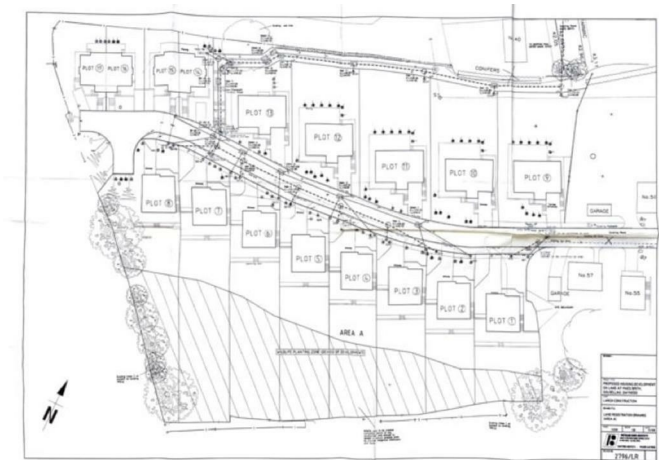
Council Tax

To be confirmed by the VOA.

Additional Information

Building Regulations approval was granted by Gwynedd Council in November 2007.











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