



FOR SALE

Land at Beach Road, Bangor, Gwynedd, LL57 1AB

Development opportunity (Subject to Planning)
1.34 acres (0.54 hectares)

LegatOwen
CHARTERED SURVEYORS

Description

A cleared parcel of land which provides a development opportunity (STP) located to the North of Bangor Town Centre with good visibility onto Beach Road.

The cleared site which is predominately level is bounded by a mix of residential and commercial premises.

The site is being offered for sale with interest invited on an unconditional basis.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	Hectares	Acres
Total	0.54	1.34

Tenure

The property is available freehold.

Price

On application.

Planning

The site has historically been granted planning permission for the following:-

Change of use of site for storage of building materials and erection of hoarding to southern boundary Planning Reference:- C07A/0620/11/LL

Part retrospective application for temporary change of use of vacant land for the storage of soils and general building materials for a period of two years.

Planning Reference:- C12/0119/11/LL

All interested parties are advised to undertake their own planning enquiries.

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

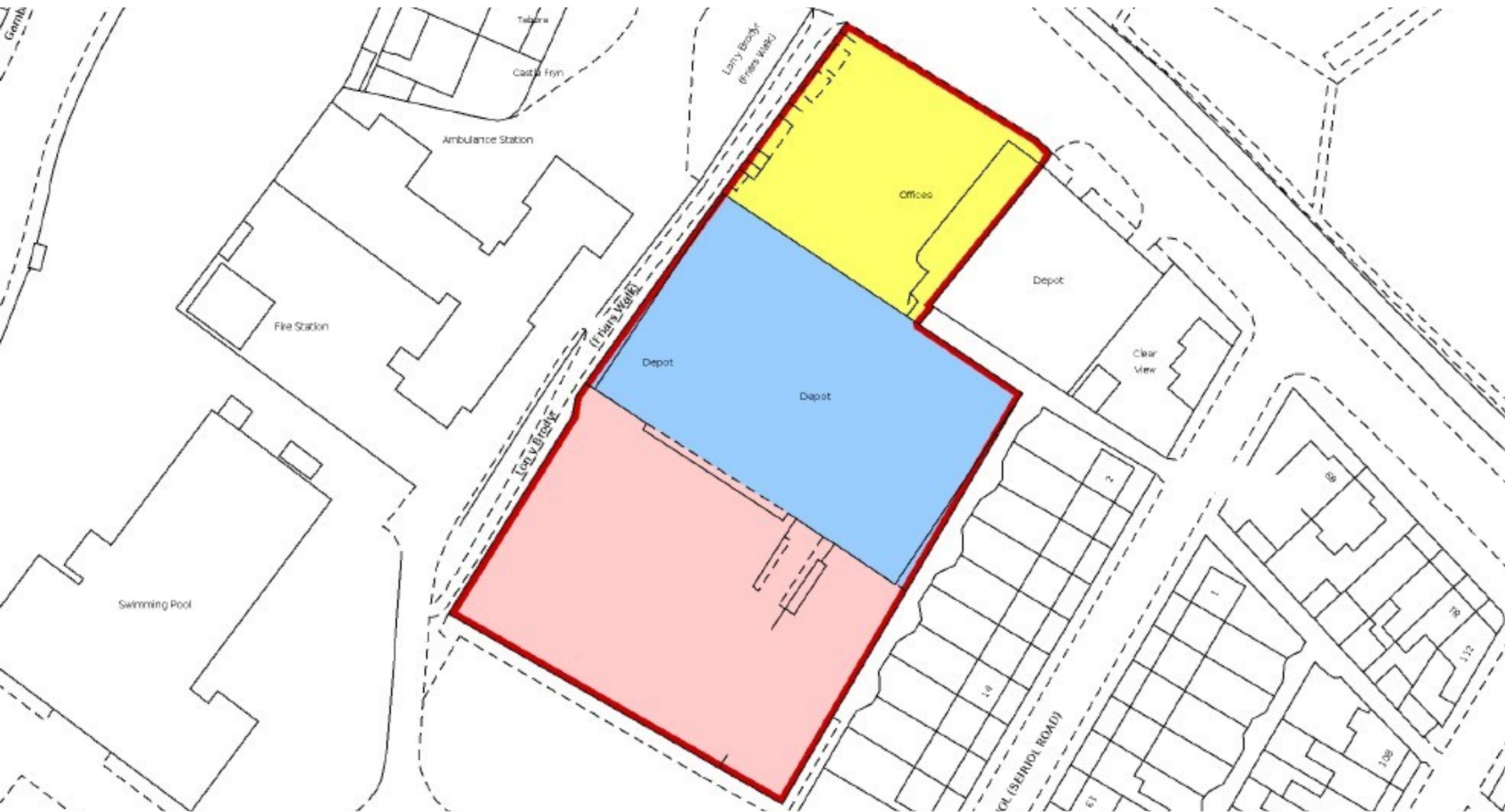
Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Anti-Money Laundering Regulations

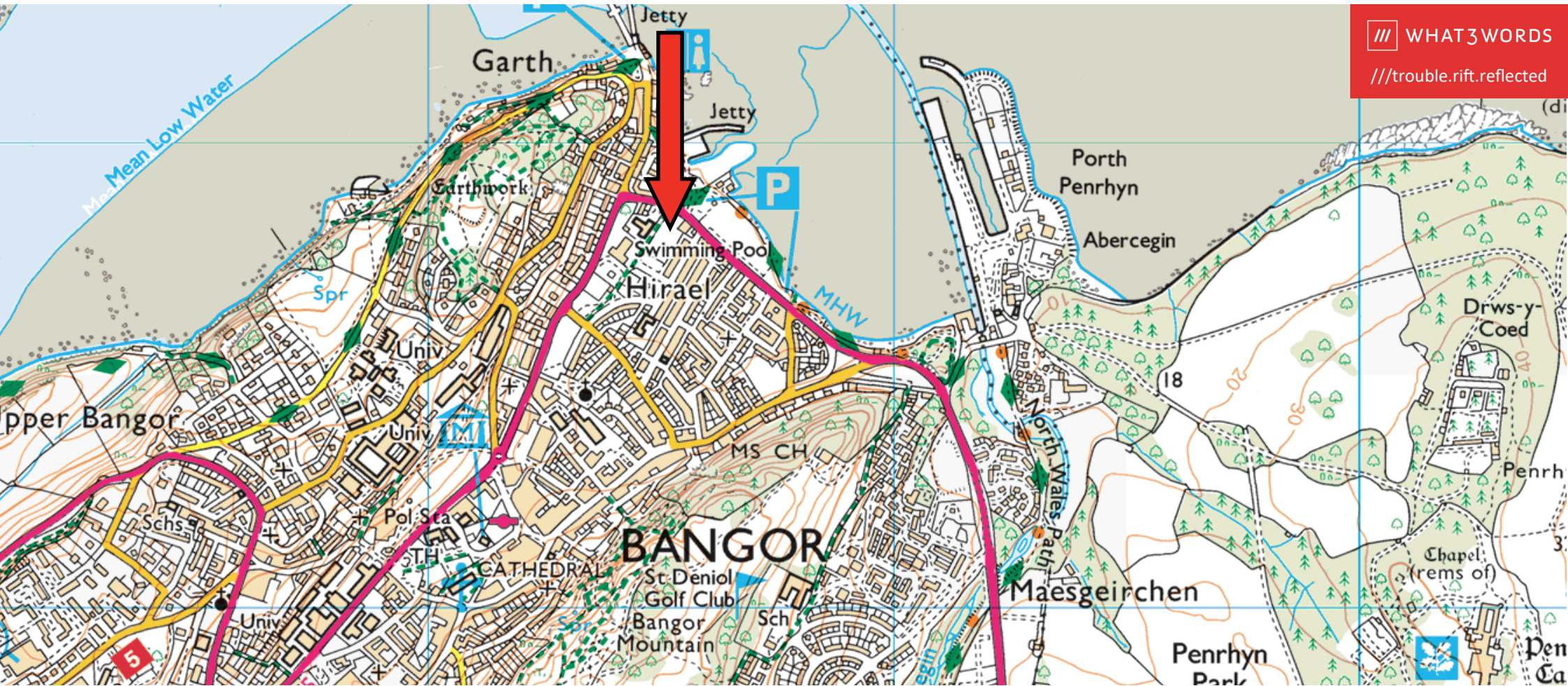
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Location

Bangor is the principal retail destination for North West Wales situated approximately 50 miles west of Chester and 25 miles east of Holyhead.

The city has a strong student population and also benefits from the local tourist industries centred around Snowdonia and Anglesey.



Contact:



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DATE PREPARED: **August 2024**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



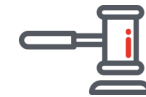
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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