

WEST SHORE

PENMORFA
LLANDUDNO
LL30 2QZ

1.68 Acre Seaside Development Site



AN OPPORTUNITY TO ACQUIRE A DEVELOPMENT SITE IN AN EXCEPTIONAL WATERFRONT POSITION ENJOYING SPECTACULAR VIEWS
OVER WEST SHORE AND CONWY BAY ON THE EDGE OF LLANDUDNO'S FINE VICTORIAN TOWN CENTRE.

An aerial photograph of a coastal landscape. In the foreground, there's a grassy area with a small building and a parking lot. A path leads from the parking lot towards a beach. The beach is wide and sandy, with some rocks scattered along the shoreline. The ocean is visible, with waves breaking on the shore. In the background, there are large, rugged mountains covered in snow, stretching across the horizon under a clear blue sky.

BREATH-TAKING VIEWS

OF THE COASTLINE AND THE SNOWDONIA MOUNTAINS.

LOCATION

LLANDUDNO IS A SEASIDE RESORT TOWN SITUATED ON THE COAST OF NORTH WALES. FAMED FOR ITS VICTORIAN HERITAGE, WIDE CURVING SEAFRONT PROMENADE AND NATURAL LANDSCAPE, THE TOWN IS A CHARMING AND PICTURESQUE DESTINATION WITH STRONG RETAIL, CULTURAL, HOLIDAY AND LEISURE ATTRACTIONS LYING AMONGST STUNNING NATURAL SURROUNDINGS.

Lying around 47 miles from Chester and 20 miles from Bangor, the town is situated on a peninsula lying between the Colwyn Bay and Conwy Bay waters and dominated by the Great Orme, a limestone headland that provides panoramic views of the surrounding area.



The town sits behind the curved seafront promenade which contains a wide variety of hotels and guest houses. The town centre contains a number of streets having Victorian style covered walkways and is home to a variety of independent shops, cafes and restaurants. A retail park and the impressive Venue Cymru theatre and conference centre lie to the eastern side of the town centre. The Victorian pier stands at the northern end of the promenade stretching 700m into the Irish Sea and houses a range of traditional seaside attractions.

The town also has a rich cultural history, having hosted the Welsh National Eisteddfod no less than three times.

The Great Orme, the limestone headland rising 207m above sea level, lies at the northern end of the town where visitors can take a tramway or cable car to the summit for breath-taking views of the coastline and the Snowdonia mountains.

The town’s sporting attractions include three golf courses, with the Conwy Golf Club having hosted the Curtis Cup in 2021, an artificial ski slope along with boating marinas at nearby Conwy and Deganwy. Historic Conwy and the smaller town of Deganwy lie either side of the Conwy estuary to the south of the town, both having an excellent leisure and restaurant offering.



 BY ROAD		 BY RAIL	
Bangor	34 mins	Holyhead	45 mins
Holyhead	54 mins	Chester	50 mins
Chester	64 mins	Liverpool	1 hr 50 mins
Warrington	1hr 20 mins	Manchester	1hr 51 mins
Liverpool	1hr 23 mins	Birmingham	2hr 19 mins
Manchester	1hr 50 mins	London	2hr 58 mins
Source: google Maps 20.04.2023		Source: National Rail 20.04.2023 journey times from Llandudno Junction	



SAT NAV LL30 2QZ

SITUATION



WEST
SHORE

GREAT ORME

LLANDUDNO TOWN CENTRE

THE PIER

THE PROPERTY SITS FRONTING LLANDUDNO'S WEST SHORE BEACH AT THE FOOT OF GREAT ORME, TO THE WEST OF THE TOWN CENTRE AND ENJOYS A MAGNIFICENT ASPECT ACROSS THE RIVER CONWY ESTUARY AND CONWY BAY TOWARDS ANGLESEY.

FAMED FOR ITS SPECTACULAR SUNSETS, THE WEST SHORE BEACH ENJOYS A MORE TRANQUIL SETTING THAN ITS BUSIER NORTH SHORE COUSIN. AT LOW TIDE ITS LARGE EXPANSE OF SANDY BEACH IS REVEALED MAKING IT POPULAR WITH FAMILY HOLIDAYMAKERS AND IS PARTICULARLY NOTED FOR ITS KITE SURFERS.



The Property fronts onto Abbey Road, which joins Marine Drive running northwards to circumvent the perimeter of the Great Orme and Creuddyn peninsula and re-joining the town at the North Shore.

The Great Orme rises to the rear to a height of 207m above sea level and on a clear day enjoys views to Lake District and Isle of Man. Two miles long and one mile wide, the Orme is home to a diverse ecosystem rich in Alpine flora and fauna (butterflies) along with colonies of seabirds. Kashmir goats have roamed the hillsides since Victorian times and the site is designated a Special Area of Conservation, SSSI and Heritage Coast. The summit complex, on site of an original optical telegraph station, comprises car park, tourist shop, visitor centre and picnic areas and is reached via Edwardian cable tramway or cable car. The Orme is also home to bronze-age Copper Mines and various walking routes which course around and to the summit; the North Wales Coastal Path crosses part.

DESCRIPTION

THE PROPERTY OCCUPIES AN ENVIABLE POSITION WITHIN A MATURE AND SOUGHT AFTER RESIDENTIAL NEIGHBOURHOOD CLOSE TO THE TOWN CENTRE. SITTING AT THE FOOT OF THE GREAT ORME THE PROPERTY ENJOYS AN EXCEPTIONAL ASPECT OVER THE CONWY BAY AND TOWARDS ANGLESEY.

Planning permission was granted in 2008 for the demolition of the former hotel (which has been completed) and a scheme of 28 new build apartments over four floors (incl. ground) along with underground car parking. The accommodation in proposed scheme comprised approximately 36,200sqft (net sales area).

The seller has recently prepared a scheme for 45 new build apartments on the site.

Further details of both schemes are contained in the Information Pack.

TENURE

The long leasehold interest in the Property is offered by way of assignment of the residue of a 900 year lease expiring March 2022.

The long leasehold interest is held under title number CYM10697 Vacant possession is available at completion.



THE PROPERTY IS A VACANT SITE FORMERLY OCCUPIED BY THE GOGARTH ABBEY HOTEL, COMPRISING 1.68 ACRES AND BROADLY TRIANGULAR IN SHAPE.

OPPORTUNITY

THE SALE OF THE PROPERTY OFFERS THE OPPORTUNITY TO ACQUIRE A DEVELOPMENT SITE IN AN EXCEPTIONAL WATERFRONT POSITION ENJOYING SPECTACULAR VIEWS OVER THE CONWY BAY ON THE EDGE OF LLANDUDNO'S FINE VICTORIAN TOWN CENTRE.

The Property benefits from an extant planning permission for the development of an apartment scheme for 28 large apartments granted by Conwy County Borough Council on 26 June 2008 (reference: 0/34235). It is understood that this permission has been implemented.



More recently plans have been prepared for a scheme comprising 45 smaller units on an increased density, with the seller having the benefit of an agreement with the freeholder to increase development density to 45 units from 28, subject to the payment of an agreed overage sum.

The Property will appeal to those seeking a superbly located development site for the potential development of a scheme of high quality private residential apartments, retirement apartment scheme or healthcare related development.



Images are computer generated for indicative purposes and may not accurately reflect the actual scheme granted planning consent

LLANDUDNO



FURTHER INFORMATION

TERMS

Please contact the agent.

OFFERS

Written offers are invited for the assignment of the long leasehold interest on a conditional (subject to planning) or unconditional basis.

METHOD OF SALE

The property is offered for sale by private treaty.

INFORMATION PACK

An information pack containing further technical information is available on request.

For further information please contact the sole agents

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