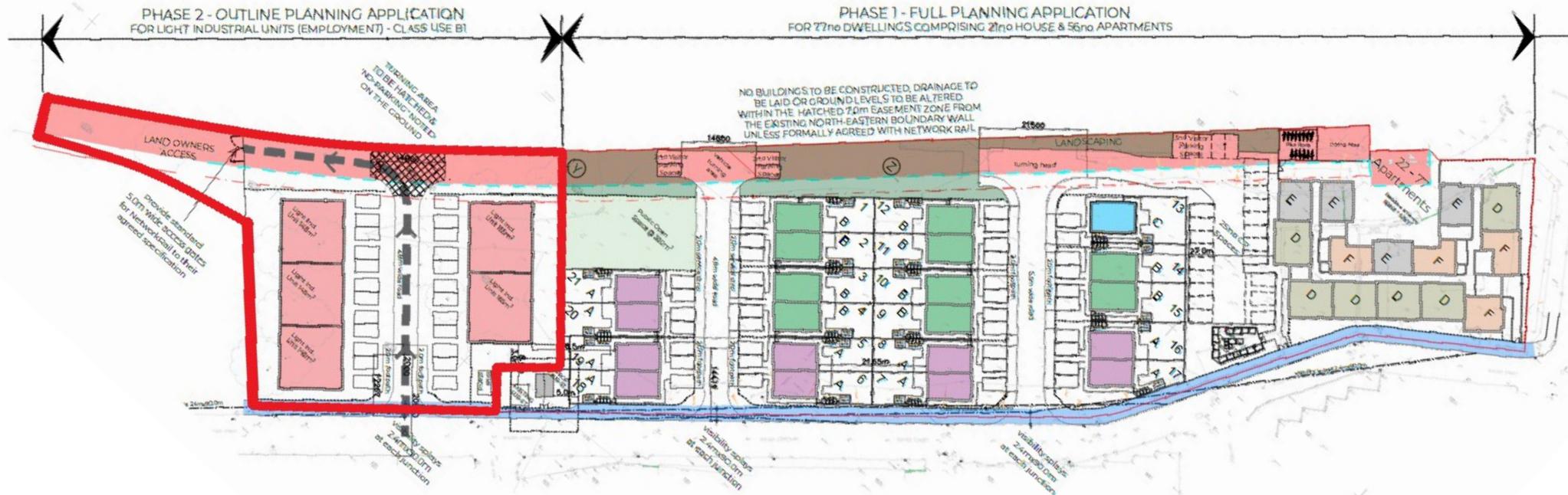


FOR SALE

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OUTLINE PLANNING PERMISSION FOR 5 INDUSTRIAL UNITS TOTALING 774 SQ M (8,331 SQ FT) ON APPROXIMATELY 0.9 ACRES

LAND OFF BUILDER STREET, LLANDUDNO, LL30 1DR

LAND OFF BUILDER STREET, LLANDUDNO, LL30 1DR

LOCATION

The site is accessed directly off Builder Street in Llandudno. A well established industrial area, approximately a five minute drive from the town centre. The A55 providing access towards North Wales and Chester is a short 10 minute drive away.

The site extends to 0.9 acres and is predominately square in nature. The site is relatively flat and located next to an adjoining site that has planning granted for 21 houses and 56 flats.

Site area - 0.9 acres (0.36 hectares)

PLANNING

Outline planning for B1,B2 and B8 uses. Further information available from Conwy Council planning department. Planning reference – [0/48096](#).

TENURE

Freehold

TERMS

We are instructed to seek offers in excess of £250,000 for the freehold.

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.

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.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

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

VIEWING

By prior appointment through the joint agents,
Legat Owen -

Rupert Chadwick-Dunbar - 01244 408239
rupertchadwickdunbar@legatowen.co.uk

Mark Diaper - 01244 408236
markdiaper@legatowen.co.uk

and

Fifield Glyn -

Inspection - Lucy Warriner

07903 092 763

Lucy.warriner@fifieldglyn.com

Surveyor - John G. Fifield FRICS

07970 723 522

John.fifield@fifieldglyn.com

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