

BURNELL'S
the smarter way to sell

**Plot Adj to Gwynfair
(Cre Crist Bungalow)
Ravenspoint Road
Treaddur Bay
Anglesey LL65 2AX**

**GUIDE PRICE
OFFERS OVER
£80,000**



FOR SALE BY MODERN AUCTION (T & Cs apply)

SUBJECT TO RESERVE PRICE

BUYERS FEES APPLY

THE MODERN METHOD OF AUCTION

**CERTIFICATE OF EXISTING USE OF DEVELOPMENT CONFIRMING A MATERIAL START MADE
ON CONSENT REF: 46C109B/DA - SAFEGUARDING CONSENT, DATE OF DECISION 17/11/2023**

FULL PLANNING CONSENT FOR A BUNGALOW – REF: 46C109B/DA, GRANTED 23/07/1991

RARE SIZEABLE PLOT IN DESIRABLE HOLIDAY LOCATION

01407 762165

www.nwpuk.co.uk

enquiries@nwpuk.co.uk

15/17 Market Street, Holyhead, Anglesey, LL65 1UL

Description: For sale by the Modern Method of Auction; Starting Bid Price Offers over £80,000 plus Reservation Fee.

Extremely rare opportunity to acquire a sizeable plot with detailed planning, having been passed in July 1991 (Ref: 46C109B/DA), safeguarded by a Consent granted on 17th November 2023, being a Certificate of Existing Use of Development in relating to a Material start, having already been made under the original Consent.

The plot is situated on Gwynfair Campsite in a high demand holiday home location and we are informed that the Consent eliminates modern day planning requirements.

This is an exciting opportunity not to be missed!

The plot is for sale through the Modern Method of Auction which is operated by iam-sold Ltd.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. **The buyer will pay £300 inc VAT for this pack.**

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Location

The land is situated on the Gwynfair Caravan/Campsite Site, in the highly sought after holiday location of Ravenspoint in Trearddur Bay, on the cusp of the Anglesey Coastal Path, and within walking distance of Porth Diana and Trearddur Bay beach.

Trearddur offers a stunning beach, with excellent water sports facilities and a lovely promenade. Trearddur boasts a vibrant commercial village centre with excellent facilities briefly comprising of a convenience store/post office, with a stunning range of restaurants and bars/hotels and also includes a popular 9-hole golf course.

The coastal holiday resort of Trearddur is also convenient for Holyhead Golf Club with its renowned 18-hole links golf course, the excellent out-of-town shopping offered on the outskirts of Holyhead town, together with Holyhead town centre, the A55 Expressway and Holyhead port, which offers an excellent and regular ferry service to Ireland.

Planning Consent

Please note, all documentation can be viewed on: **anglesey.gov.wales**. Then click on the "residents" button, followed by clicking on the "planning applications: search and view" option.

Planning Refs: 46C109B/DA and LUE/2023/25 (Crecrist Bungalow).

Tenure

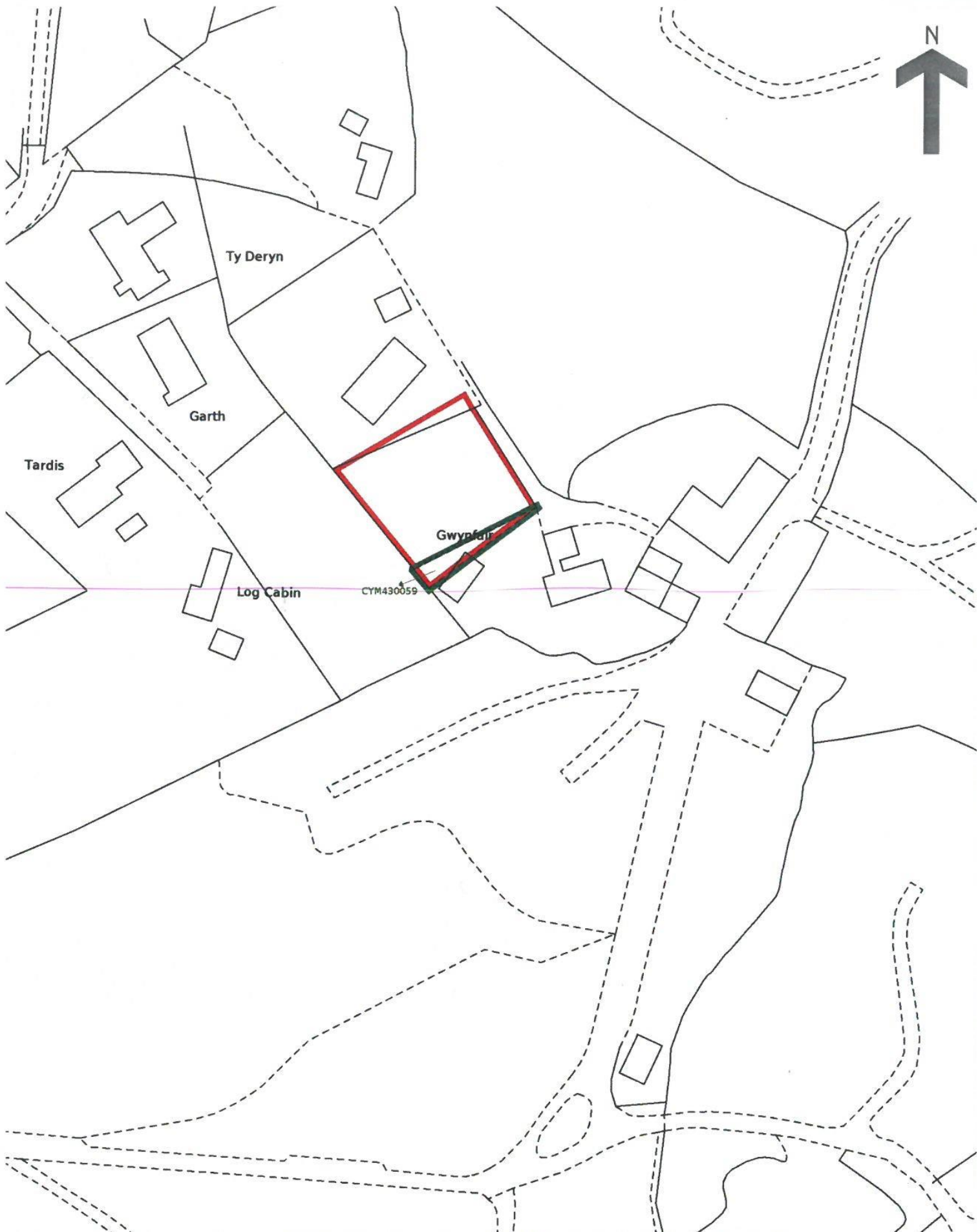
We have been advised by the Seller that the land is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Directions

When travelling into Holyhead on the A55 Expressway exit at Junction 2, signposted for Penrhos Industrial Estate/Parc Cybi and turn left off the slip road. At the 1st roundabout take the 2nd exit (towards the Holyhead Leisure Centre) and then at the next roundabout take the 1st exit towards Trearddur Bay (B4545). After passing through the village centre, take the 1st right onto Ravenspoint Road and proceed along this road. Continue passing the Seacroft Hotel and Porth Diana, following the road around to the left. Continue to the end, turning left where signposted for Gwynfair and Tyn Rhos caravan parks. Continue into the grounds turning left and then 2nd left. The plot will be seen in front of you.

**PARTICULARS PREPARED JHB/AH
REF: 10410551**

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



FOR IDENTIFICATION PURPOSES ONLY