

DEVELOPMENT OPPORTUNITY

**BRYN CRIN LAND
CAERNARFON ROAD
PWLLHELI
GWYNEDD
LL53 5LF**



GUIDE PRICE: £1,000,000

An opportunity arises to purchase a parcel of conveniently situated land in **5.43 acres** (2.20ha) or thereabouts with **outline planning permission** for **potentially 24 Residential Units** benefiting from being on the rural outskirts of the traditional seaside market town of Pwllheli, within the Llŷn peninsula.

FOR SALE BY PRIVATE TREATY

**The sale of this property is being conducted through our Colwyn Bay Office
(Tel: 01492 510360)**

GENERAL REMARKS

SITUATION

The property is situated as shown for identification purposes only on the Site & Location Plans accompanying this brochure, on the eastern approach to Pwllheli (adjacent to the Aldi Supermarket store).

TENURE & POSSESSION

The property is Freehold and offered with vacant possession upon completion.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment via our Colwyn Bay office (Tel 01492 510360)

NB Inspections of the property will be undertaken at own risk and neither the Vendor nor their appointed Agents will be responsible for any loss or injury sustained in consequence.

MODE OF SALE

The property is being offered for sale by Private Treaty.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the property or any part of it or any rights attached to it becomes a chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser(s).

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY ETC

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligation; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Selling Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of the Agents Davis Meade Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract. Certain boundary lines on site may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

LOCAL AUTHORITY

Gwynedd County Council, Shirehall Street, Caernarfon.LL551SH Tel:- 01766 771000

PUBLIC UTILITIES

Electricity :- Scottish Power Plc., Rhostyllen, Wrexham LL14 4DW (Tel: 0845 2721212 / 0845 7292292).

Water :- Dŵr Cymru / Welsh Water, Dŵr Cymru Depot, Developer Services, PO Box 3146, Cardiff CF30 0EH
(Tel: 0800 917 2652).

IMPORTANT

1. These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries.
5. Where any reference is made to Planning Permission or potential uses, such information is given by Davis Meade Property Consultants in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans (or the interpretation of any of them) the questions shall be referred to the arbitration of the Selling Agents, Davis Meade Property Consultants, whose decision acting as Vendor's Agents shall be final.

PARTICULARS OF THE PROPERTY

DESCRIPTION - BRYN CRIN LAND

(shown for identification purposes only edged 'purple on the appended Site Plan).

A parcel of land (having access directly from the A499 Caernarfon Road, Pwllheli) extending in all to **5.43 acres** (2.20ha) or thereabouts, with outline planning permission for **potentially** 24 Residential Units.

The inward pointing 'T' Marks on the Site Plan depict that the ownership and maintenance responsibility for the subject boundaries will remain with the Vendor (and successors in title).



PLANNING PERMISSION

Outline Planning Consent (**Application No C23/0673/45/AM - dated 25.07.25**) has been granted, subject to conditions, for the 'erection of residential dwelling houses including access'. The associated 'Indicate Layout' denotes a "House Mix" comprising of 24 residential units. Moreover, it is referenced that the affordable housing allocation 'shall consist of not less than 30% housing units /bed spaces'.

A Copy of the Decision Notice & Original Plans are available for inspection at the Agent's Colwyn Bay office during normal office hours (subject to prior appointment) or via the Local Authority's online planning application search facility. Interested parties should consult with Gwynedd County Council's Planning Department should there be any specific queries or clarification required in this respect (Tel:- 01766 771000).

SERVICES

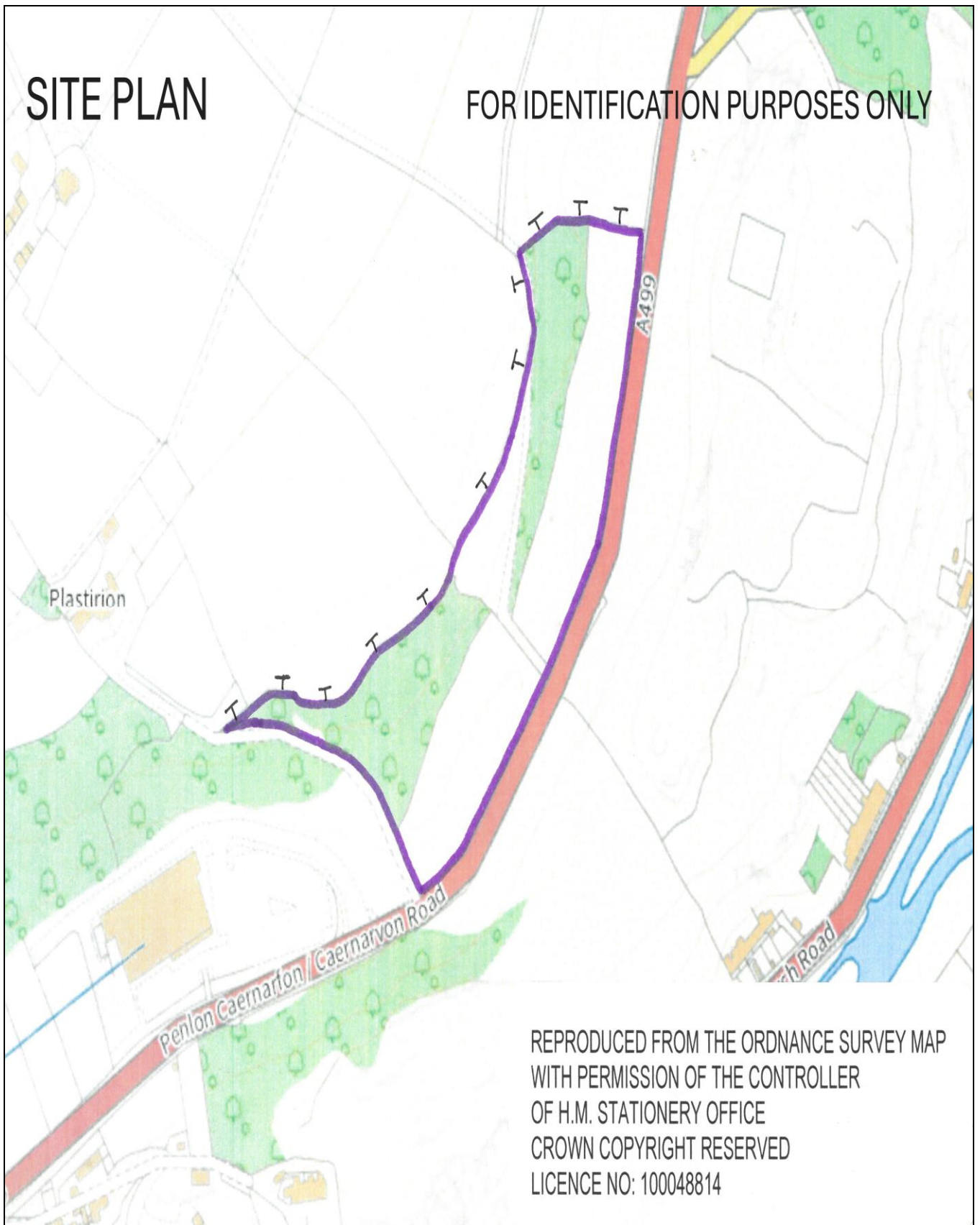
Interested parties must satisfy their own requirements in all respects (including availability & capacity) prior to a commitment to purchase.

MISDESCRIPTION ACT 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract-intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis Meade Property Consultants has the authority to make or give any representations or warranty in relation to the property.

SITE PLAN

FOR IDENTIFICATION PURPOSES ONLY



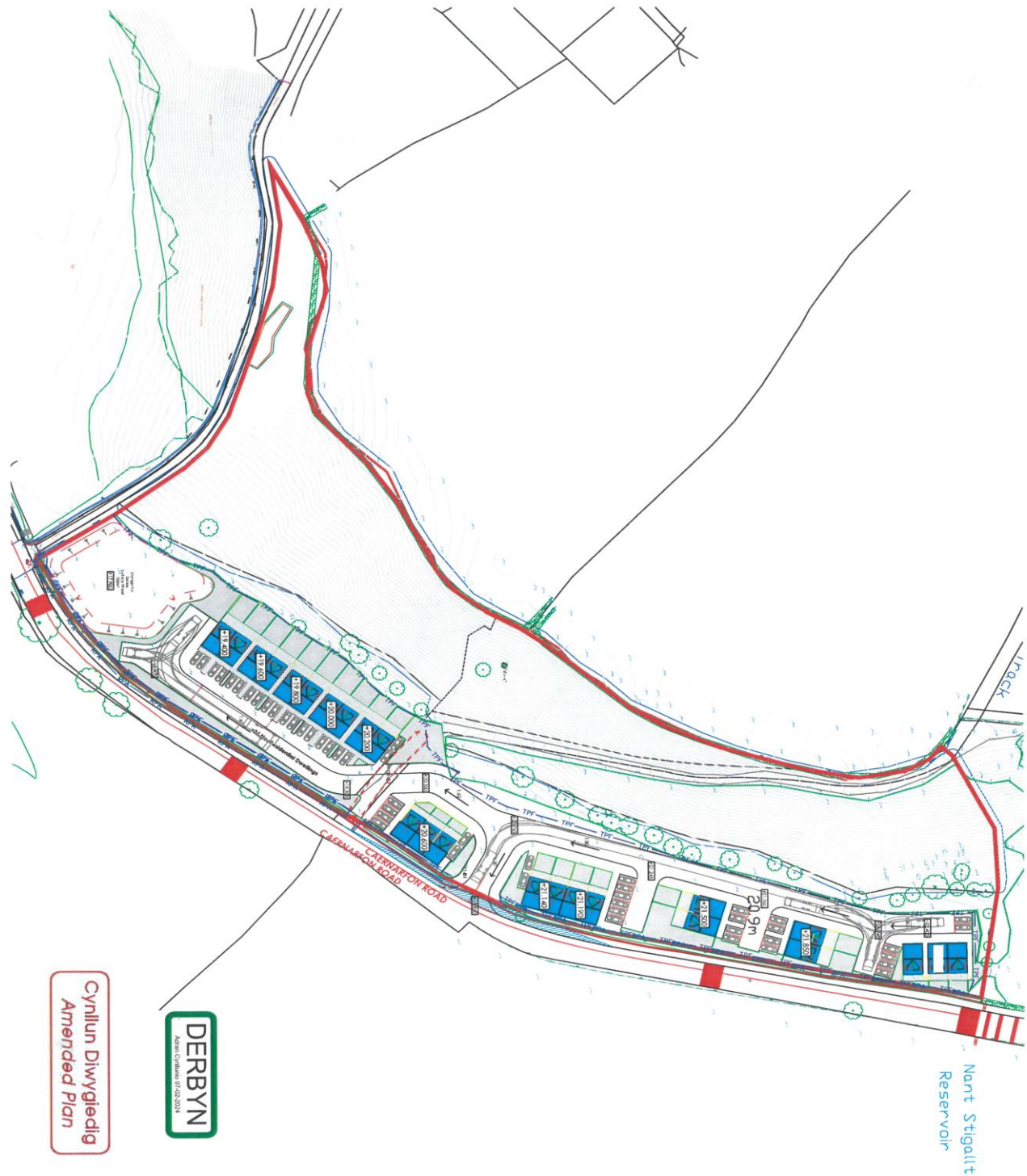
REPRODUCED FROM THE ORDNANCE SURVEY MAP
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OF H.M. STATIONERY OFFICE
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LICENCE NO: 100048814

LOCATION PLAN

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INDICATIVE LAYOUT



Cynllun Diwygiedig
Amended Plan

DERBYN
Kynllun Cyflwynedig 07 2014

6.4.5 Summary	
The following table provides a summary of the proposed development. The table is divided into two main sections: 'Proposed Development' and 'Proposed Infrastructure'. The 'Proposed Development' section lists the proposed residential plots, their dimensions, and their locations. The 'Proposed Infrastructure' section lists the proposed roads, footpaths, and other infrastructure. The table is divided into two main sections: 'Proposed Development' and 'Proposed Infrastructure'. The 'Proposed Development' section lists the proposed residential plots, their dimensions, and their locations. The 'Proposed Infrastructure' section lists the proposed roads, footpaths, and other infrastructure.	
Proposed Development	
Plot No.	Plot Area (sq. m)
1	1000
2	1000
3	1000
4	1000
5	1000
6	1000
7	1000
8	1000
9	1000
10	1000
11	1000
12	1000
13	1000
14	1000
15	1000
16	1000
17	1000
18	1000
19	1000
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93	1000
94	1000
95	1000
96	1000
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Proposed Infrastructure	
Item No.	Item Description
1	Proposed Road
2	Proposed Footpath
3	Proposed Drainage
4	Proposed Fencing
5	Proposed Landscaping
6	Proposed Lighting
7	Proposed Security
8	Proposed Access
9	Proposed Parking
10	Proposed Storage
11	Proposed Office
12	Proposed Workshop
13	Proposed Garage
14	Proposed Shed
15	Proposed Barn
16	Proposed Stable
17	Proposed Horse Box
18	Proposed Horse Wash
19	Proposed Horse Feed
20	Proposed Horse Bed
21	Proposed Horse Box
22	Proposed Horse Wash
23	Proposed Horse Feed
24	Proposed Horse Bed
25	Proposed Horse Box
26	Proposed Horse Wash
27	Proposed Horse Feed
28	Proposed Horse Bed
29	Proposed Horse Box
30	Proposed Horse Wash
31	Proposed Horse Feed
32	Proposed Horse Bed
33	Proposed Horse Box
34	Proposed Horse Wash
35	Proposed Horse Feed
36	Proposed Horse Bed
37	Proposed Horse Box
38	Proposed Horse Wash
39	Proposed Horse Feed
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41	Proposed Horse Box
42	Proposed Horse Wash
43	Proposed Horse Feed
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46	Proposed Horse Wash
47	Proposed Horse Feed
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49	Proposed Horse Box
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51	Proposed Horse Feed
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59	Proposed Horse Feed
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62	Proposed Horse Wash
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100	Proposed Horse Bed