

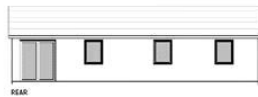
# Plots at Heol Seithendre, Fairbourne, LL38 2EY

OIRO £260,000

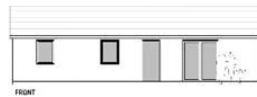
Freehold



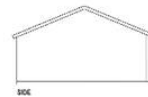
**Walter Lloyd Jones**  
LAND & ESTATE AGENTS



REAR



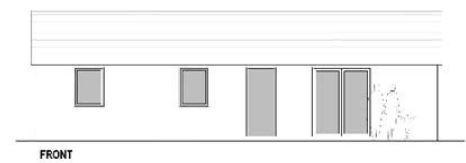
FRONT



SIDE



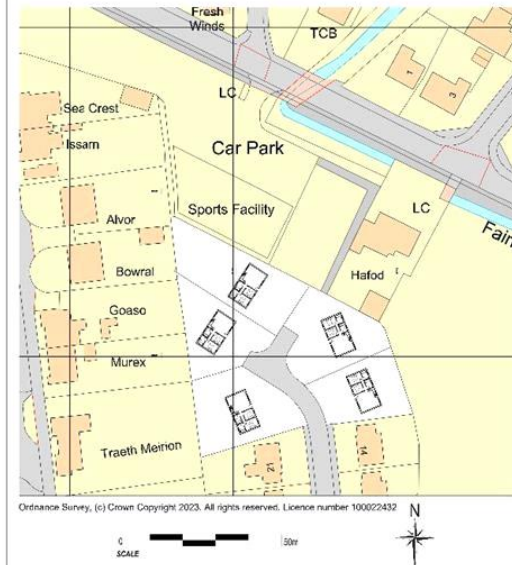
SIDE



FRONT



CYNLLUN LLAWR  
GROUND FLOOR PLAN



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GEORGE + TOMOS PENISEIN ARCHITECTS OF PLANNING & DESIGN	
Project: Plots 15-23 Heol Seithendre, Fairbourne	Client: D. & B. Jones
Date: 16/01/2023	Scale: 1:100
Drawn by: J. Jones	Check: J. Jones
Plot: 15-23 Heol Seithendre, Fairbourne	Sheet: L01
Project No: 15-23 Heol Seithendre, Fairbourne	Date: 15.12.22



# Details



# Details



## **5 Fully Serviced Building Plots**

**Located within an established Cul De Sac**

**All Services including water, drainage and sewage in place**

**Road already in place**

**Planning permission granted for 2 or 3 bed bungalows**

**Option to sell separately**

A fantastic opportunity to purchase 5 fully serviced building plots, with planning permission granted for 2 bedroom bungalows, with one bedroom benefitting from an en-suite bathroom. Alternatively, previous granted planning permission allowed for 3 bedroom, 1 bathroom bungalows to be built, which would also be allowed.

The plots are located at the end of an established residential cul-de-sac within close proximity to the centre of the village and seafront.

Planning permission was granted in 2023 - planning reference C23/0501/01/DA with detailed plans being available on Cyngor Gwynedd planning portal.

The vendors have confirmed that there is an option for individual plots to be sold, however this will be subject to separate negotiation.

The accommodation will comprise:- Open plan sitting room/dining room/kitchen, inner hallway, two bedrooms (one en-suite) and bathroom.

Alternatively, the previous planning permission accommodation comprises:- Entrance hallway, sitting room, kitchen, three bedrooms, bathroom.

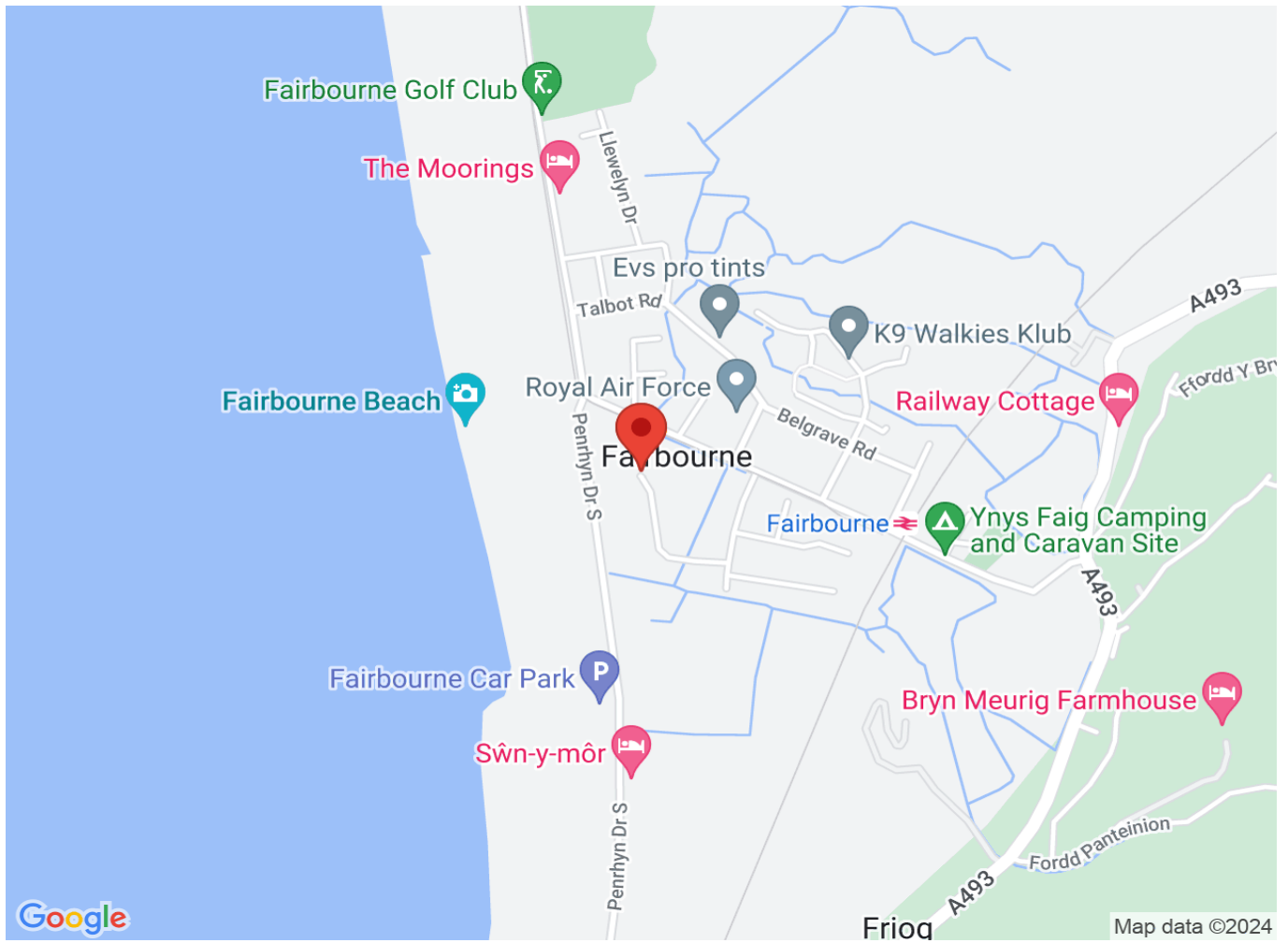
To the front of the properties there will be off road parking and garden along with an enclosed garden to the rear.

Council Tax Band: Unknown

Tenure: Freehold



# Location





### Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

### Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

<b>COUNCIL TAX BAND:</b>	Unknown
<b>VIEWING:</b>	Strictly by appointment through the agents
<b>PROPERTY REF:</b>	RS2814

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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