



**DAFYDD HARDY**  
PRYNU · GWERTHU · GOSOD    BUY · SELL · LET

**COMMERCIAL**  
MASNACHOL

**ASKING PRICE: £450,000**

# Lower Site At Tan Y Bryn, Ffordd Tan Y Bryn, Amlwch, Anglesey LL68 9BD

## LOCATION

Amlwch has an excellent range of amenities including convenience store/post office, public houses, butchers and a range of individual local businesses. There is also a Doctor Surgery/Dispensary, primary and secondary schools. Holyhead and its neighbouring communities ensure that with a wider range of shops, services and recreational facilities, essential needs are well catered for. The Parys Mountain copper trail is located nearby, offering exceptional walks amongst centuries of history, the local landscape offering endless colour and exceptional views.

## DESCRIPTION

An exciting opportunity for a developer/builder to purchase a potential development site measuring approximately some 2.02 Acres on the periphery of the northern coastal town of Amlwch, in a semi-rural area but close to local amenities including the secondary school and leisure centre. Discussions with the planning authority have indicated that, subject to the usual reports Consultation, they would look favourably on 16 dwellings being constructed on this area, which would include a mix of 2 & 3 bedroom semi detached and 4 Bedroom detached dwellings (4 With Garage) (10% affordable). There is also an adjacent area of land of some 2.93 acres which was included in the original pre-application advice, which is being offered separately.

## Accommodation & Amenities

- Agricultural Land Of 2.02 acres
- Positive pre-application potentially for 16 Dwellings (8 x 3 Bed Semi's Dwellings, 2 x 2 Bed Semi, 4 x 4 Bed Detached With Garage, 2 x 4 Bed Detached Without Garage)
- Adjacent area (2.93 acres) with potential allocation for 33 dwellings
- Mixture of 2 & 3 bedroom semi's, 4 Bedroom detached
- Suggestion of 10% To Be Affordable Controlled By Section 106 Legal Agreement & Sold At A Discount To Open Market Values
- Private Gardens & Off Road Parking
- Convenient For Amenities, Schools
- For More Details Contact Our Land & New Homes Department



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### DIRECTIONS

From our Llangefni office take the B5110 towards Amlwch, passing through Llanerchymedd and Rhosybol. Turn left into Ffordd Tan Y Bryn just before the roundabout and continue along this road, passing the school on your left, the land is located on your left hand side shortly before the T-junction.

### SERVICES

We have been advised that the property has the benefit of mains water, drainage and electricity.

### TENURE

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

### LEGAL COSTS

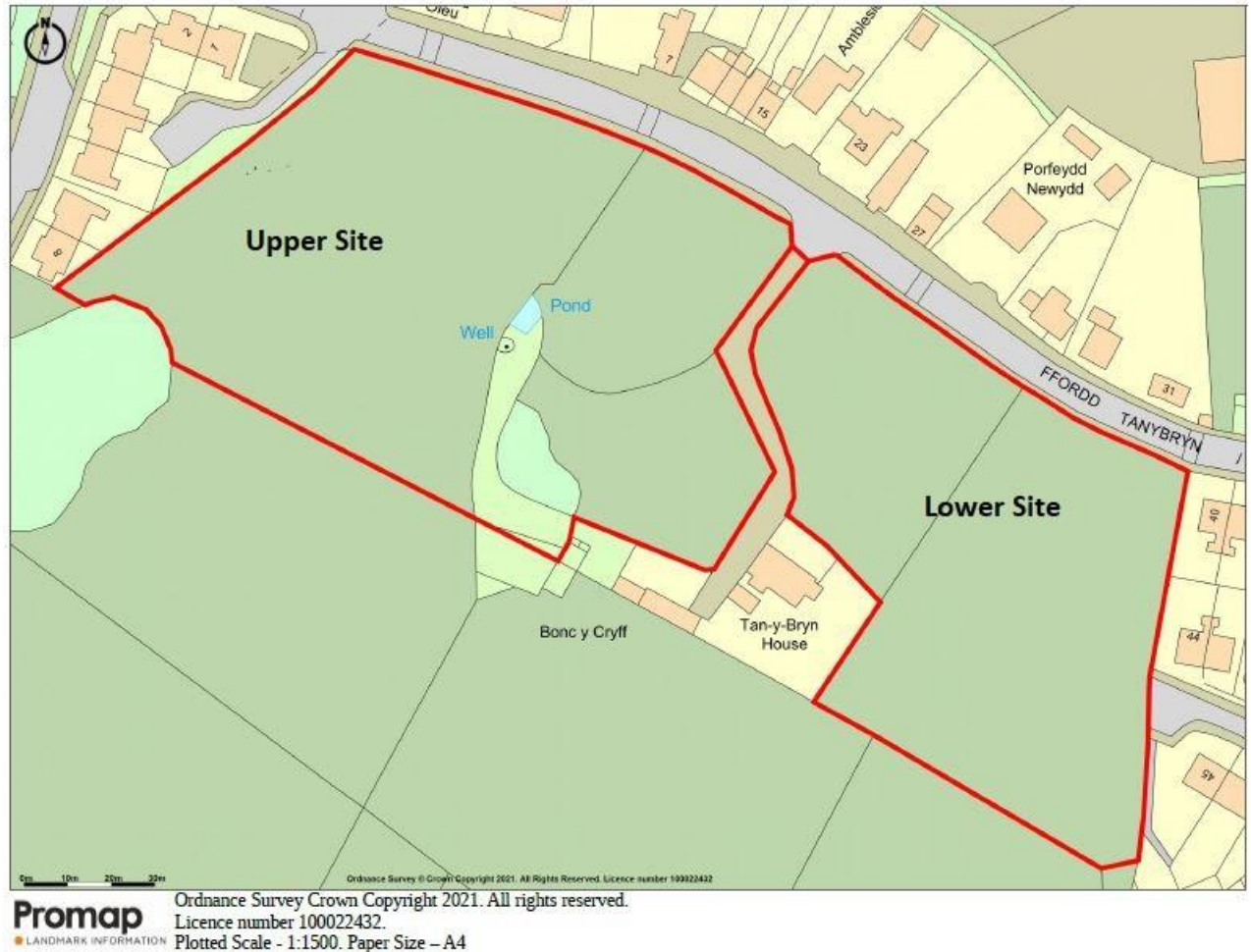
Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

**Contact:** Commercial Department  
**Tel:** 01286 676760 / 01248 723322  
**Email:** [commercial@dafyddhardy.co.uk](mailto:commercial@dafyddhardy.co.uk)

### SUBJECT TO CONTRACT



### Disclaimer

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