



DAFYDD HARDY

Land &
New Homes



Development Land Near Victoria Terrace, Deiniolen LL55 3LT

Asking Price: £750,000

Development Land Near Victoria Terrace, Deiniolen LL55 3LT

An opportunity to acquire a plot of land benefiting from outline planning (App Number C20/0485/18/AC) for the erection of 27 dwellings. The selection of properties comprises of two 4 bedroom detached houses, four 4-bedroom semi-detached houses, six 3 bedroom semi-detached houses, eleven 3 bedroom terrace houses and four 2 bedroom terrace houses. 5 units are subject to a Section 106 local occupancy restriction (2 x 3-bed semi, 2 x 2-bed terrace & 1 x 3-bed terrace). This sloping site is in a pleasant, elevated location on the periphery of Deiniolen. It is expected that some properties will enjoy far reaching sea, mountain and countryside views.

Location

Deiniolen is a rural village sitting in an elevated position some 8 miles from Caernarfon amidst the lower slopes of the nearby Snowdonia mountains. Being situated close to the centre of the village gives easy access to local amenities which include a convenience store, primary school, medical centre, café and public house. The village is also on a bus route. On the outskirts of the village is a petrol filling station and convenience store. Both Caernarfon and Bangor can be reached with ease due to the excellent road network in the locality as can the main A55 expressway, allowing for easy commuting to the various towns across the North Wales coast and Anglesey. Deiniolen is situated close to the mountainous region of Snowdonia which makes it perfect for walkers and climbers.

Accommodation & Amenities

- Fantastic Development Opportunity
- Outline Planning For 27 Dwellings
- Two 4- Bedroom Detached Properties
- Four 4-Bedroom Semi Detached houses
- Six 3-bedroom semi detached
- Eleven 3-Bedroom Terrace
- Four 2-bedroom Terrace houses
- Prime Rural Location with countryside, mountain & distant sea views



Utilities

We are informed that the water & sewer main runs through the site.

Directions

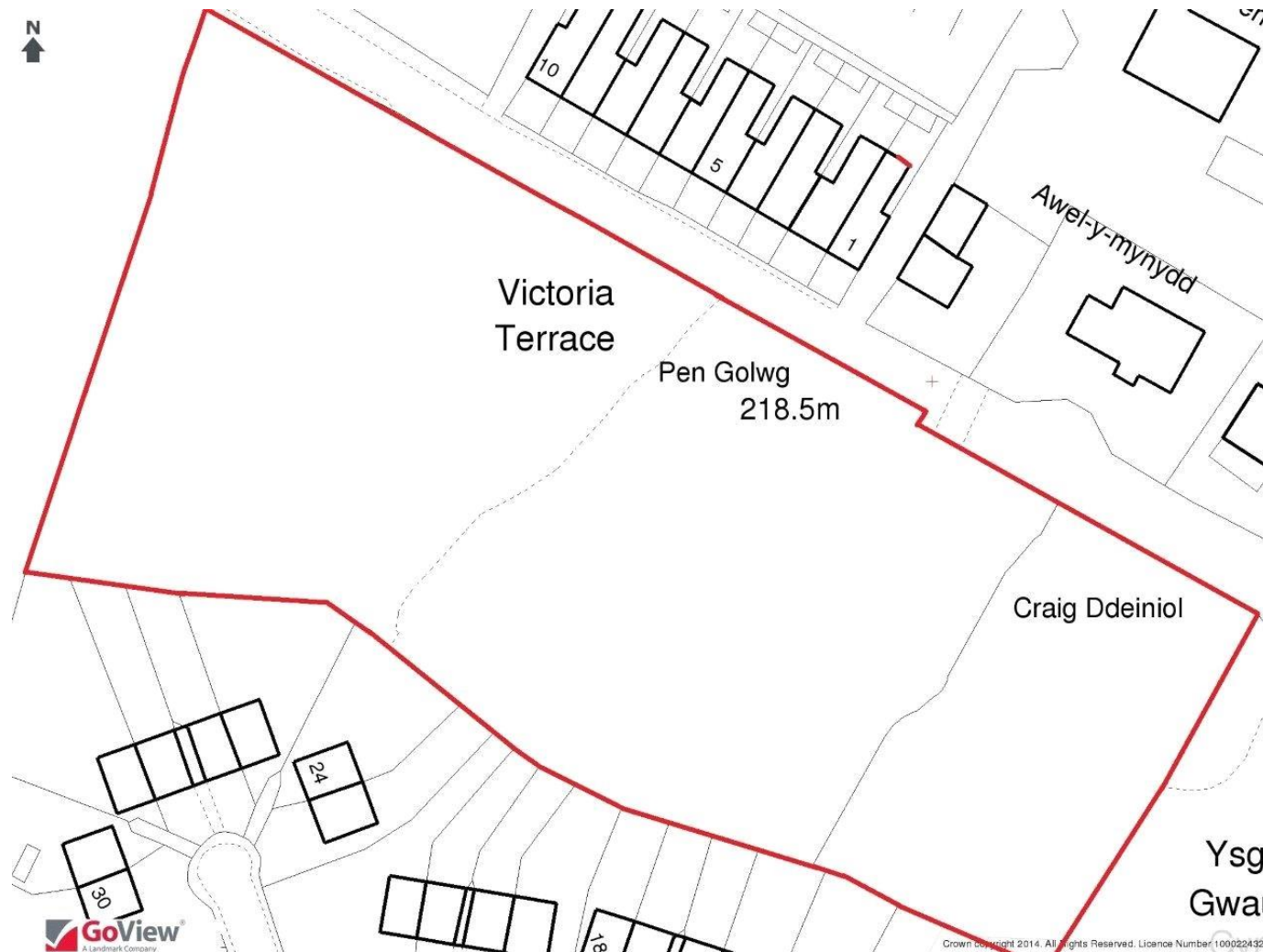
From our Caernarfon office, follow the A4086 in the direction of Llanberis. After passing Cwm-y-Glo, turn left onto the A4244 signposted for Bangor. Continue on this road, turning right where signposted for Deiniolen (1 mile). Continue on this road and the site will be located on your right adjacent to Victoria Terrace.

Tenure

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

Agents Note: There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.





Disclaimer

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.