



**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

For Sale

**By Order of the Joint Administrators Danny Allen and
Mark Phillips of PCR**



PART-BUILT RESIDENTIAL DEVELOPMENT SITE

Gainsborough House, St George Road, Abergele, LL22 9AR



- Attractive semi-rural location
- Planning permission for 14no. units subsequently increased to 54no. units.
- Site area of 2.99 ha (7.38 acres)
- Freehold

Lambert Smith Hampton

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Location

Abergele is a town located on the North Wales coast approximately 34 miles north-west of Chester and a similar distance east of Bangor. The town is served by the A55 North Wales Expressway; the principal arterial route through North Wales.

The property is situated within a semi-rural location off St George Road approximately 0.5 miles south of Abergele town centre and benefits from easy access to the town centre and the A55.

Description

The property comprises a gated residential development site which contains a detached 'gate house' completed to a good standard and a detached three storey period building known as 'Gainsborough House' which is in the process of being converted into 6no. apartments together with a substantial site which benefits from planning permission for the development of up to 47no. residential dwellings.

Planning / Proposed Development

The site benefits from the following planning consents:-
Planning Ref: 0/30897 for the conversion of nursing home to 6no. apartments and the erection of 8no. dwellings and domestic garages. Granted September 2006. We understand this consent remains extant.

Planning Ref: 0/42148 for 'Proposed residential development of 54no. dwellings including conversion of existing Manor House and associated amenities and parking'. Granted April 2017.

All enquiries should be made with Conwy County Borough Council.

Tenure

The property is held Freehold under Title No. CYM354131.

Terms

We are instructed to seek offers in excess of £3,000,000 subject to contract. Consideration will also be given to a sale of part.

VAT

All prices are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

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**For and on behalf of the
Joint Administrators
Danny Allen and Mark
Phillips of PCR**



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