

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	15/09/2026
DATE DECISION PUBLISHED	16/09/2026
DATE DECISION WILL COME INTO FORCE and implemented, unless the decision is called in, in accordance with section 7.25.1 of the Gwynedd Council Constitution.	23/09/2026

NAME AND TITLE OF THE CABINET MEMBER:

Councillor Paul Rowlinson (Cabinet Member for Housing and Property)

SUBJECT – Freehold Disposal, of the Council's interest in land located by Caffi Largo, Pwllheli.

DECISION

To dispose of the Council's freehold interest in a parcel of land situated by Caffi Largo directly to the adjoining cafe owners on terms and conditions to be determined by the Head of Housing and Property Department.

REASON WHY THE DECISION IS NEEDED

Please see attached Officer Report.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE COUNCIL'S STANDARDS COMMITTEE

None.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

Consultation with
Cyngor Gwynedd Statutory Officers and Local Member.

The results of the consultations are reported upon in the attached report.

**DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL'S
CABINET – OFFICER'S REPORT**

Name and title of Cabinet Member(s):	Councillor Paul Rowlinson
Name and designation of the Report's Author:	Efan Thomas MRICS Senior Estates Surveyor
Date of Decision:	15/09/2026
Cabinet Member(s)'s Signature:	

Subject:

Freehold Disposal, of the Council's interest in land located by Caffi Largo, Pwllheli.

Recommendation for the Decision:

To dispose of the Council's freehold interest in a parcel of land situated by Caffi Largo directly to the adjoining cafe owners on terms and conditions to be determined by the Head of Housing and Property Department.

The reason for the need for a Decision:

To enable the Council to dispose of their interest in the parcel of land directly to the owners of the adjoining café.

Rationale and justification for reaching the Decision:

Caffi Largo has undergone significant investment and refurbishment in recent years and has established itself as a valued local business. The owners are seeking to expand their operational capacity through the acquisition of the adjoining parcels of land, which will facilitate the provision of additional storage space for food, equipment and ancillary business requirements. This expansion will improve the efficiency of the café's day-to-day operations and support its continued growth.

The proposed disposal represents an opportunity to support an established local business, enabling it to enhance its facilities and strengthen its long-term

sustainability. In doing so, the proposal is expected to contribute positively to the local economy through the retention and potential creation of employment opportunities, as well as supporting the vitality of the area as a destination for residents and visitors.

Given that the prospective purchasers own and operate the adjoining property, the land has a particular strategic value to them that is unlikely to be replicated by any alternative purchaser. The disposal would therefore facilitate the most beneficial and practical use of the land, creating a logical extension to the existing business premises and ensuring the land is brought into productive use.

The parcel of land has been declared surplus to the Council's operational requirements and are not required for the delivery of current or foreseeable Council services. Retention of the land would provide no operational benefit to the Council and would continue to incur ongoing management and maintenance liabilities.

Approval of the proposed direct disposal will enable the Council to progress the transaction in a timely and efficient manner, reducing the need for continued expenditure associated with the ownership and upkeep of the land, whilst securing a capital receipt for the authority.

The Council will ensure that the transaction is completed in accordance with its statutory obligations and property disposal procedures. There is no intention to dispose of either the freehold or any leasehold interest at less than market value, with terms to be agreed on the basis of an independent valuation and in accordance with the Council's fiduciary duty to secure best consideration reasonably obtainable.

This approach is therefore considered to represent an appropriate, proportionate and financially prudent means of disposing of land that is surplus to requirements, whilst supporting local economic development and generating a capital receipt for the Council.

Record of any personal interest by any Cabinet Member consulted and any dispensations approved by the Standards Committee:

None.

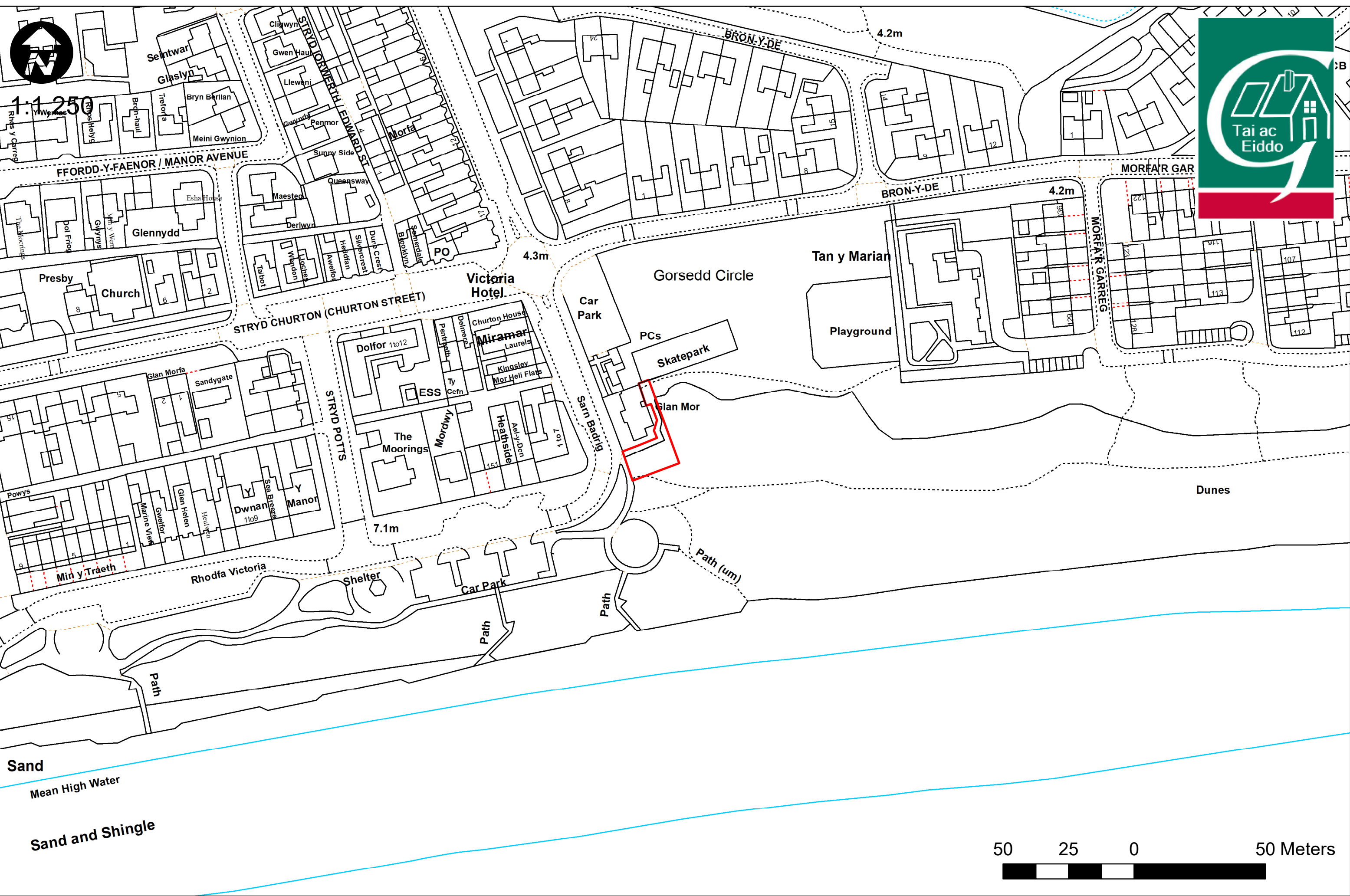
Any consultations undertaken prior to making the Decision:

None.

Chief Finance Officer – Dewi Morgan - " No objection from the perspective of financial propriety."

Monitoring Officer – Iwan Evans - " I am satisfied with the propriety of the decision sought."

Local Member/s: Councillor Hefin Underwood – "No objections at all to this."



Cynllun - Tir ger Caffi Largo

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