

FOR SALE THROUGH TENDER
LAND PLOTS
PENYGROES INDUSTRIAL ESTATE

Cyf:
0132

Address

Penygroes Industrial
Estate,
Penygroes,
Gwynedd.
LL54 6DB

Closing Date

2pm, the 21st of June
2017.



Description

The Penygroes Industrial Estate is located off the A487 road from Caernarfon to Porthmadog.

The village of Penygroes is located in the Nantlle Valley on the edge of Snowdonia National Park, and is 7 miles from Caernarfon and 16 miles from the city of Bangor; home to the University, and which is a central point for road networks such as the A55 and the A5 in North Wales which leads to the port of Holyhead.

Tenure

Offers are invited for the **FREEHOLD** interest in the land, subject to any existing rights over the land.

Nid yw'r ddogfen yma yn ffurfio rhan o gynnig nac o unrhyw gontract. Bras fesurau yn unig a roddir yma. Dylai pob darpar brynwr fodloni eu hunain ynglŷn â'r mesuriadau a'r ffeithiau uchod. Nid yw'r Cyngor yn ymrwymo i dderbyn yr uchaf nac unrhyw gynnig.

Plot Details (measurements are for guidance only)

	<u>Square Meters</u> <u>(approx.)</u>	<u>Acers</u> <u>(approx.)</u>	<u>Price</u> <u>(for guidance only)</u>
Plot 6A	1,595	0.39	£20,000
Plot 7	3,074	0.76a	£38,000
Plot 8	4,500	1.11a	£55,000
Plot 9	9,885	2.44a	£110,000

Note that the above sale prices are **not subject to VAT**.

See the attached site plan. The plan should be used for identification purposes only.

Services available nearby

- 3 phase electricity
- Public Sewerage
- Telephone ducting
- Mains water supply

The services have not been inspected and no warranty can be given as to their condition.

Special Conditions

The sales shall be subject to existing wayleaves and easements which cross over or under the land (including the existing street lighting columns)

- Plot 6A will be sold subject to the lease for an electricity sub-station and rights of
- Welsh Water currently have a pumping station with associated pipes and equipment within Plot 8 and the sale is subject to their rights, which extend over plot 9.
- A public footpath crosses part of plot 9 and is shown by broken green line on the plan.
- Access to plots 1 and 6 shall be over the part of plot 9 which is cross-hatched brown on the plan.
- Until such time at the roadway coloured orange is adopted, the purchasers shall be granted a right of access over the unadopted roadway.
- Each plot shall be responsible for maintaining the drainage ditches running through the plot and shall allow free flow at all times.
- A 2 metre service strip shall be reserved along the northern boundary of plots 6A, 7 and 8 so that these adjoining plots can be granted all necessary easements to connect to the mains services.

Nid yw'r ddogfen yma yn ffurfio rhan o gynnig nac o unrhyw gontract. Bras fesurau yn unig a roddir yma. Dylai pob darpar brynwr fodloni eu hunain ynglŷn â'r mesuriadau a'r ffeithiau uchod. Nid yw'r Cyngor yn ymrwymo i dderbyn yr uchaf nac unrhyw gynnig.

Use

The use of the land shall be restricted by covenant for the following use classes:

- B1 (Business)
- B2 (General Industrial)
- B8 (Storage and Distribution)

As detailed in the Use Classes Order 1987.

Planning

All enquiries regarding Planning should be referred to Gwynedd Council's Planning Authority

Phone: (01766) 771000

E-mail: cynllunio@gwynedd.llyw.cymru

Completing the Purchase

The successful buyer is expected to complete the purchase within three months of receiving a formal confirmation of the sales terms from the Council's Property unit.

Following opening the tenders, and prior to the Council providing the successful tenderer with a written offer, the Council will require the successful applicant to provide proof of funding, and the applicant's consent to carry out a credit check.

In addition to the tender offer, the successful tenderer will have to contribute 0.60% of the sale price towards Gwynedd Council's Legal Fees. The exact fee will be dependent on the sale price.

Enquiries and Application

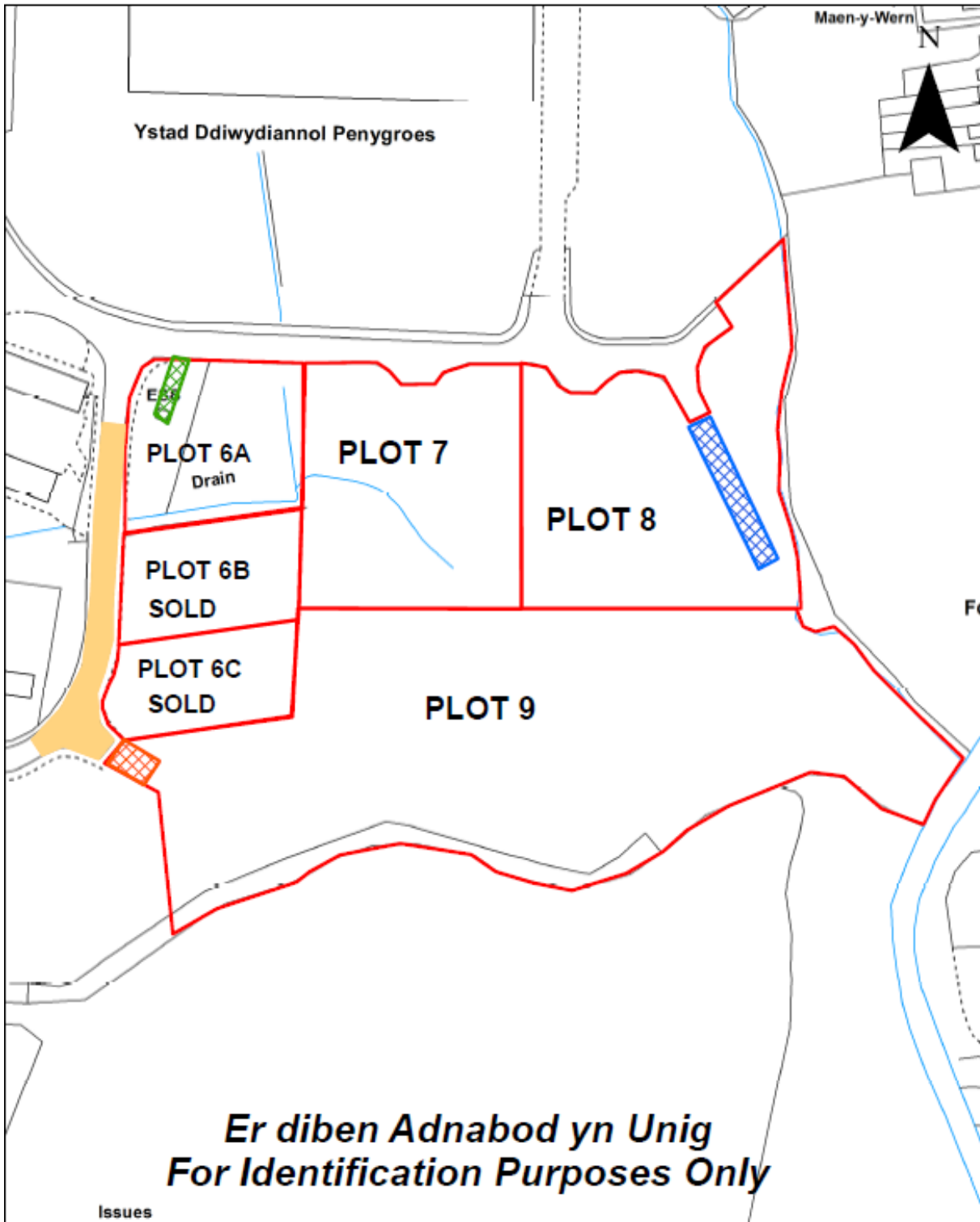
Tender offers should be sent to:

The Corporate Property Manager, Corporate Property Unit, Gwynedd Council, Caernarfon, LL55 1SH.

View the land at your own risk. No specific site visits will be organised. Any enquiries regarding the land should be directed to the Corporate Property Department (01766) 771 000 or eiddo@gwynedd.llyw.cymru

It is vital that you contact the property department for a tender form and envelope should you wish to submit a tender. Offers will **not be accepted** should they not be submitted in the appropriate manner.

Nid yw'r ddogfen yma yn ffurfio rhan o gynnis nac o unrhyw gcontract. Bras fesurau yn unig a roddir yma. Dylai pob darpar brynwr fodloni eu hunain ynglŷn â'r mesuriadau a'r ffeithiau uchod. Nid yw'r Cyngor yn ymrwymo i dderbyn yr uchaf nac unrhyw gynnis.



Plotiau 'Stad Ddiwydiannol Penygroes Penygroes Industrial Estate Plots

1:1,250

© Hawftraint y Goron a Hawliau
Cronfa Ddاتا 2013 Arolwg Ordnans
100023387 - Cyngor Gwynedd Council



Nid yw'r ddogfen yma yn ffurfio rhan o gynnig nac o unrhyw contract. Bras fesurau yn unig a roddir yma. Dylai pob darpar brynwr fodloni eu hunain ynglŷn â'r mesuriadau a'r ffeithiau uchod. Nid yw'r Cyngor yn ymrwymo i dderbyn yr uchaf nac unrhyw gynnig.