

## FOR SALE BY TENDER – BEST AND FINAL OFFER

Public Toilets – Clynnog Fawr, LL54 5NG

February 2026



These details do not constitute any part of an offer or contract and should not be relied on as statements or representations of fact. All measurements are approximate. Prospective tenants should verify the measurements and other information which is provided for guidance only. Cyngor Gwynedd do not undertake to accept the highest or any other offer.

## **INTRODUCTION**

Tender bids are invited for the freehold title of the Public Toilets building at Clynnog Fawr, Caernarfon, LL54 5NG.

## **LOCATION**

Clynnog Fawr is a village located on the A499 which is the highway between Caernarfon and Pwllheli. The premises is located on a road formally named 'Llys Eben' where the Village Hall and play area are located, and a stone throw away from St Beuno's Church.

## **DESCRIPTION**

Formerly used as Public Toilets, the premises is a single storey building which is thought to be of traditional block construction with pebble dash and a decorative stone render and a felt flat roof. The building has two doorways at either side of the building which were formally used as entrances for the separate male and female toilets. Iron gates have been placed on both doorways for added security. Access can be gained to both doorways up two separate steps from the roadway which is separated from the premises with a stone wall and chain link fence.

## **MEASUREMENTS**

The approximate measurements of the premise are 61.61m<sup>2</sup>, with the building itself measuring approximately 17.22m<sup>2</sup>.

## **SERVICES**

It is understood that the premises benefits from mains water and drainage. No assurances or guarantees can be made in respect of the condition of the services and their connections. Interested parties should seek clarification that service provisions are suitable for their own proposed use.

## **TENURE**

The premises (edged in red on the attached plan) is to be sold freehold in it's current condition. Note that the property would need to be registered for the first time upon completion.

## **USE**

All planning enquiries should be directed to Cyngor Gwynedd's Planning Unit on 01766 771 000 or at [cynllunio@gwynedd.llyw.cymru](mailto:cynllunio@gwynedd.llyw.cymru).

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# Adran Tai ac Eiddo

## RATES

Non-domestic rates will be the responsibility of the tenant. All non-domestic rates enquiries should be directed to Cyngor Gwynedd's Non-domestic Rates Unit on 01766 771 000 or at [trethiannomestig@gwynedd.llyw.cymru](mailto:trethiannomestig@gwynedd.llyw.cymru).

## LEGAL COSTS

The successful applicant will be required to contribute 0.60% of the sale price or £670 (whichever is the greatest) towards Cyngor Gwynedd's legal costs.

## CONDITION

The premises is to be sold in its current condition with no works undertaken by the vendor prior to disposal.

## VIEWING

Internal viewings of the property will not be possible, and any interested parties who may wish to view the premises externally are welcome to do at their own convenience and risk, and without crossing any neighbouring private land.

## APPLICATION GUIDELINES

No tenders will be accepted unless submitted in the correct manner as detailed below.

All applications **must** be submitted in a sealed envelope using the appropriate tender address label to ensure that no applications are opened before the closing date. The envelope must not be marked in any way to alter its appearance, except to note the address and reference of the premises they are interested in bidding for. The applicant must pay for any posting cost.

The appropriate tender application form and tender address label are available in the advertisement packet on the website or upon request from Cyngor Gwynedd's Estates Unit.

The closing date for applications is **12pm on Wednesday 11<sup>th</sup> of March, 2026**. You should e-mail [stadau@gwynedd.llyw.cymru](mailto:stadau@gwynedd.llyw.cymru) to inform us that you have submitted an application – you should only inform us that you have submitted an application and you **must not** divulge details of your offer.

## FULFILMENT OF THE TENDER

Each tenderer should visit the site, to examine it prior to tendering, to satisfy themselves about all the local conditions and restrictions that affect the contract. No claims arising from a failure to do this will be admitted.

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## REFUSAL TO COMMIT

Cyngor Gwynedd does not commit to accepting the highest tender or any tender. Tenders below the market value that will help secure improvement of the economic, social or environmental well-being of the area shall be considered. The applicant does not have the right to request any expenses or costs incurred in preparing the tender.

## COMPLETING THE PURCHASE

The successful tenderer will be required to provide proof of finance within **one month** of receiving a written offer from the Council, and go on to complete the purchase within **three months** of receiving confirmation of acceptance of the offer from the Council.

## ENQUIRIES

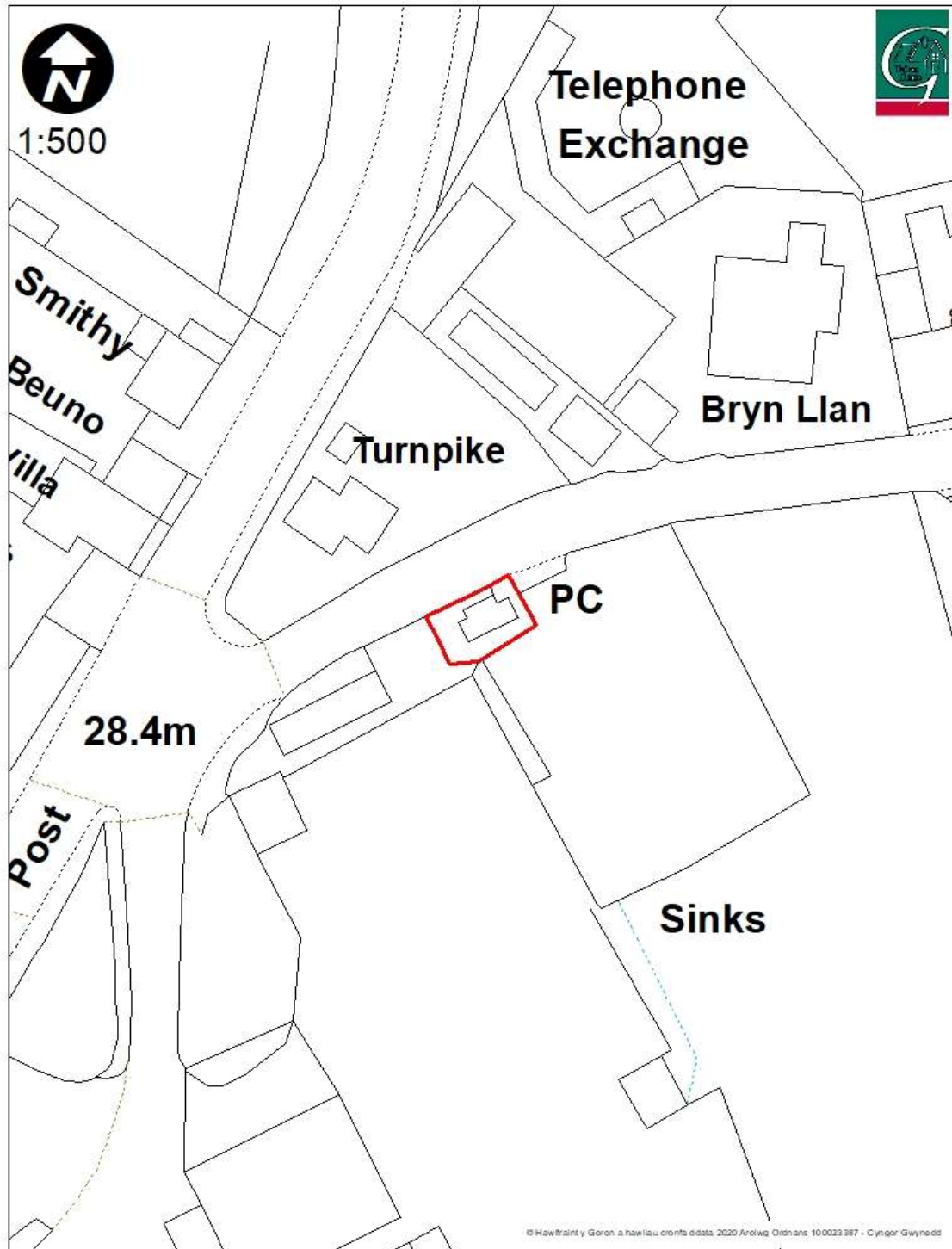
For further enquiries, please contact the Estates Unit on 01766 771 000 or at [stadau@gwynedd.llyw.cymru](mailto:stadau@gwynedd.llyw.cymru).

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## SITE PLAN



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