

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	07/07/2026
DATE DECISION PUBLISHED	08/07/2026
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.	15/07/2026

NAME AND TITLE OF THE CABINET MEMBER:

Councillor Paul Rowlinson (Cabinet Member for Housing and Property)

SUBJECT – Transfer of part of Pwllheli Outer Harbour known as ‘Marinaland’

DECISION

Transfer the freehold interest of Marinaland directly to the incumbent tenants on terms and conditions to be determined by the Head of the 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 Members.

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

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

Name and title of Cabinet Member/s:	Councillor Paul Rowlinson
Name and title of Report Author :	Gethin Jones (Senior Estates Surveyor)
Date of Decision :	7 / 7 / 2026
Signature of Cabinet Member/s :	

Subject :

Transfer of part of Pwllheli Outer Harbour known as 'Marinaland'

Recommendation for the Decision :

Transfer the freehold interest of Marinaland directly to the incumbent tenants on terms and conditions to be determined by the Head of the Housing and Property Department.

Reason why Decision is needed :

The Council's Constitution states that the Cabinet Member must approve any direct transfer of property that is not on the open market.

Reason and justification behind the Decision :

A ground lease for the land currently occupied by Marinaland was originally granted to an individual tenant for a fixed term. The lessee subsequently developed the site, constructing the accommodation and clubhouse.

Following the death of the original leaseholder, the lease was inherited by his daughters, who were granted a new lease on 27 September 1991 for a term of 28 years.

The current tenants are holding over under a periodic tenancy.

The incumbent tenants have expressed a desire to acquire the freehold interest in the land.

Under the Council's Property Management Policy, disposal of property is permitted where the asset does not contribute to the Council's operational services, and there is no realistic prospect of regeneration or redevelopment for corporate strategic purposes.

The land is considered surplus to requirements because its current use does not support operational services; it lies outside the Pwllheli Placemaking Plan area, limiting regeneration potential; and future redevelopment is likely to be unviable due to environmental constraints.

Section 123 of the Local Government Act 1972 requires the Council to secure the best consideration reasonably obtainable when disposing of land. The Council's policy generally favours open market disposals to ensure transparency and fair competition. However, the policy also recognises that certain properties, due to their nature, size, or location, may only be of interest to a single party. In such cases, direct sales may be considered subject to appropriate approval.

Several factors support a direct sale to the incumbent tenants:

- Tenant Improvements – The buildings on the land belong to the tenants, who have made significant capital investment. Selling directly avoids complex valuation and transfer issues that could deter third-party buyers.
- Reduced Risk – A direct sale removes the need for vacant possession and mitigates legal risks associated with existing leasehold rights, which would reduce market interest.
- Leasehold Interest and Value – The tenants' existing interest provides a strong incentive to pay a premium compared to third-party buyers, who would discount offers due to encumbrances.
- Continuity of Use – The site includes affordable accommodation and a restaurant serving local residents. A direct sale avoids disruption to these uses and supports community stability.

- Future Redevelopment Potential – Ownership of the freehold will enable the tenants to secure financing for improvements, supporting the prosperity of the Outer Harbour area.

Furthermore, there is no intention to receive less than the Market Value for the property.

Declarations of personal interest by any Cabinet Member consulted with and any relevant dispensations approved by the Standards Committee :

None.

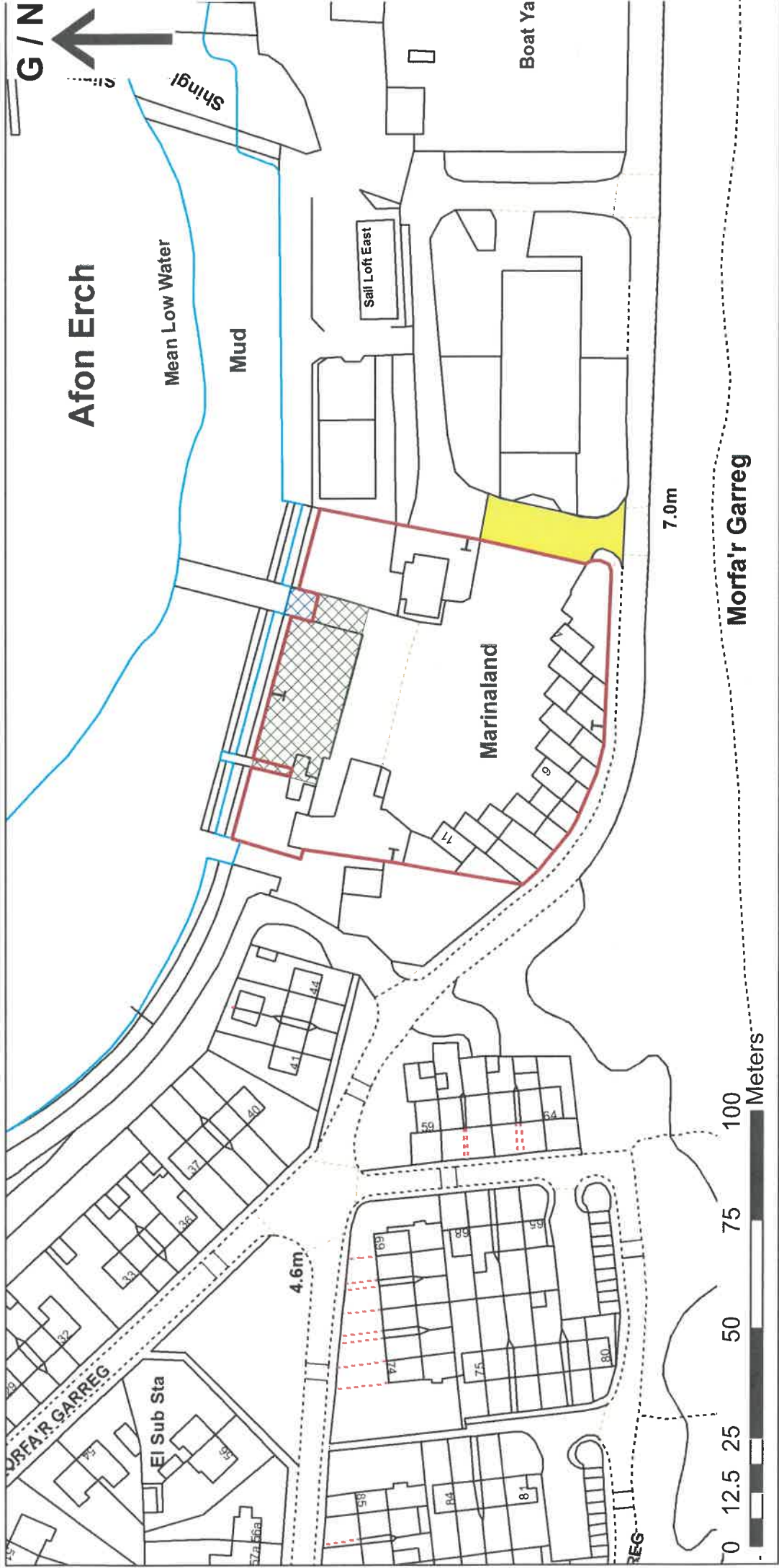
Any consultations undertaken prior to making the decision :

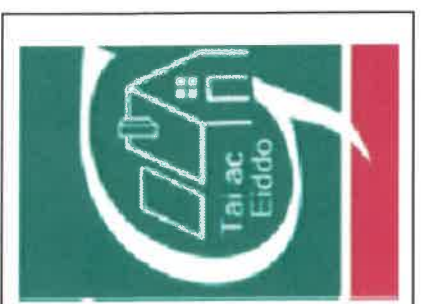
Head of Finance – “I have no objections to the decision sought. I am satisfied that there are arrangements in place to protect the Council's interests and that disposing of this property for the market value is a reasonable step.”

Monitoring Officer – “There are specific circumstances attached to this conveyance which relates to the Marinaland Holdings. These considerations are clearly explained in the report. I am satisfied with the propriety of the decision sought.”

Local Member (Councillor Elin Hywel) – I support a sale to the current tenants for no less than market value in order to enable investment and improvements to the property currently at Marinaland, Pwllheli Outer Harbour. The residential units on the site have deteriorated due to a lack of investment in recent years, and in order to facilitate investment, transferring ownership is necessary and sensible. It should be noted that the existing restaurant is an important asset to the local hospitality sector and the surrounding community. Given the difficulties that could arise if alternative and/or new developments were pursued on this site, I hope that any investment available to the new owner will be directed towards improving the existing residential and commercial units on the site. I would appreciate that every opportunity is taken, legally and otherwise, to ensure that this is the outcome of the sale.

Local Member (Councillor Hefin Underwood) – No objections.



	Dyddiad / Date: 05/09/2025	
Graddfa / Scale @ A4: 1:1,250		
Allwedd / Key: Property Right of way to Transferee Retained Slipway Sea defences working area	Teitl / Title: Marinaland, Pwllheli	

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