



BUILDING PLOT AT TREARDDUR COURT
TREARDDUR BAY, ANGLESEY

JACKSON-STOPS 

BUILDING PLOT AT TREARDDUR COURT TREARDDUR BAY, ANGLESEY

APPROX GROSS INTERNAL FLOOR AREA EXCLUDING MEZZANINE: 2981 SQ FT / 277 SQ M

AN EXCITING AND RARE OPPORTUNITY TO
ACQUIRE AN INDIVIDUAL BUILDING PLOT
WITH PLANNING PERMISSION FOR A DETACHED
4 BED HOUSE OCCUPYING AN ELEVATED
POSITION WITH SPECTACULAR SEA VIEWS

DISTANCES

A55 EXPRESSWAY 2 MILES

HOLYHEAD 2 MILES

CHESTER 85 MILES

PROPOSED ACCOMMODATION

Entrance Hall; Open plan Kitchen with breakfast area and dedicated dining area; Lounge; Study; Utility; Separate W.C.; Double Garage/Boat Store; 4 Double Bedrooms; 3 Bath/Shower Rooms; Lawned and Terraced Gardens; Parking. In all about 0.38 of an acre



DESCRIPTION

On 19th December 2019 the application for a certificate of proposed use or development in relation to a material start having been made on planning permission 46C168A/FR and reserved matters application 46C168D/DA thus safeguarding the consent for the erection of a dwelling on land at Trearddur House, Trearddur Bay was approved. The permission provides for an impressive, two storey detached dwelling which will provide spacious and well proportioned accommodation ideally suited for either permanent occupancy or use as a second home. Indeed, there is no occupancy condition imposed, which is now a rare attribute based on current planning policy. The architect's design responds to the superb location and orientation, with the principal living accommodation and all bedrooms arranged to enjoy an open southerly aspect across the bay, the main beach and the Snowdonia mountain range and the Llyn peninsula beyond.

LOCATION

The building plot occupies an elevated position in Trearddur Bay, accessed off Trearddur Court via a private drive also serving the adjacent Trearddur House. The immediate position of the plot is of particular significance as it has lovely views across the village and playing field, and out to sea, yet is only a short distance from the beaches in Trearddur. The village provides local services including a Spar, Post Office and restaurants notably the Seacroft, Sea Shanty and Oceans Edge. Holyhead is 3 miles distant with a retail park including several supermarkets and department stores.

On the recreational front the island is known for its scenic coastline with numerous sandy beaches. There is excellent walking both inland and along the Anglesey Coastal Path. There is a marina at Holyhead and several golf courses within close proximity. There is also excellent wind surfing and kite surfing at nearby Rhosneigr and Newborough.



COMMUNICATIONS

The property benefits from good road communications being within 2 miles of the A55 expressway facilitating easy access across Anglesey and the North Wales coast to Cheshire and linking with the national motorway network. For travel further afield there is a direct rail service from Holyhead to London Euston and a daily ferry service to Dun Laoghaire.

DIRECTIONS

To reach the property from Holyhead proceed towards the village and having passed Trearddur Road on the left take the next turn right into Trearddur Court. Follow to the T-junction where the entrance for the plot and the neighbouring property, Trearddur House, will be seen on the left hand side. Having driven through the entrance, the drive to the plot is directly ahead.

PROPERTY INFORMATION

Address: Building plot at Trearddur House, Trearddur Court, Trearddur Bay, Anglesey, LL65 2UD.

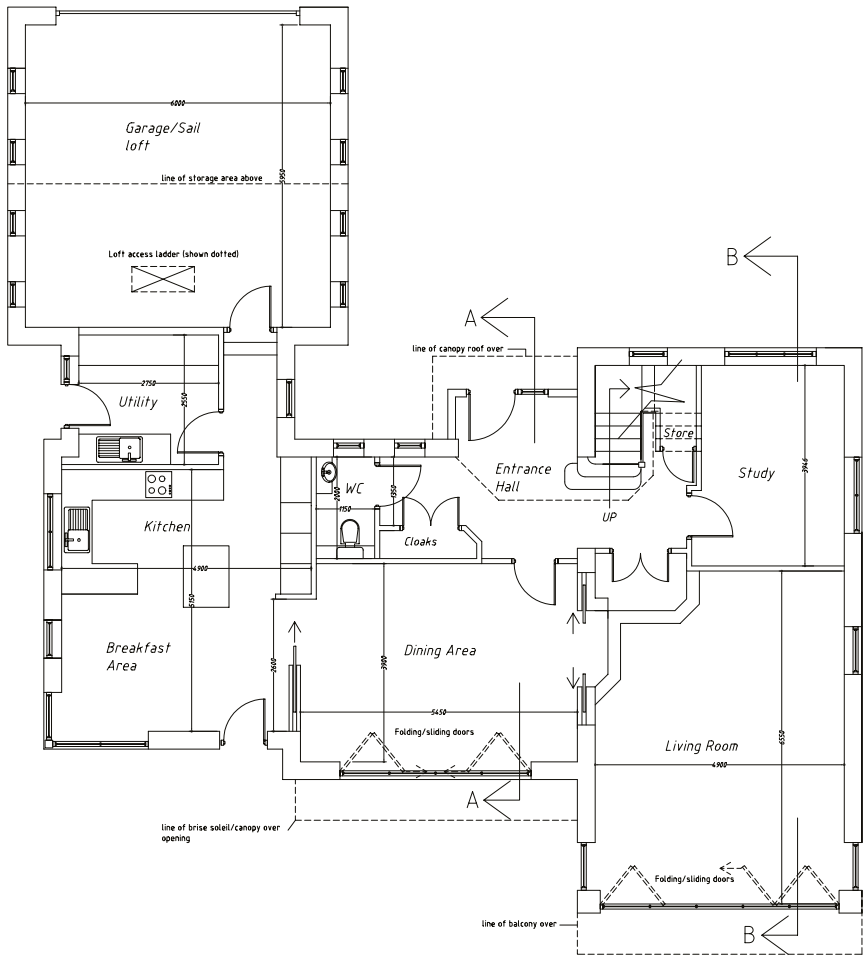
Tenure: Freehold with vacant possession

Services: Mains water and gas to the site. The property will need to connect to a private sewage treatment plant, the permit for which has been secured by the vendors from Natural Resources Wales and is transferable to the purchaser.

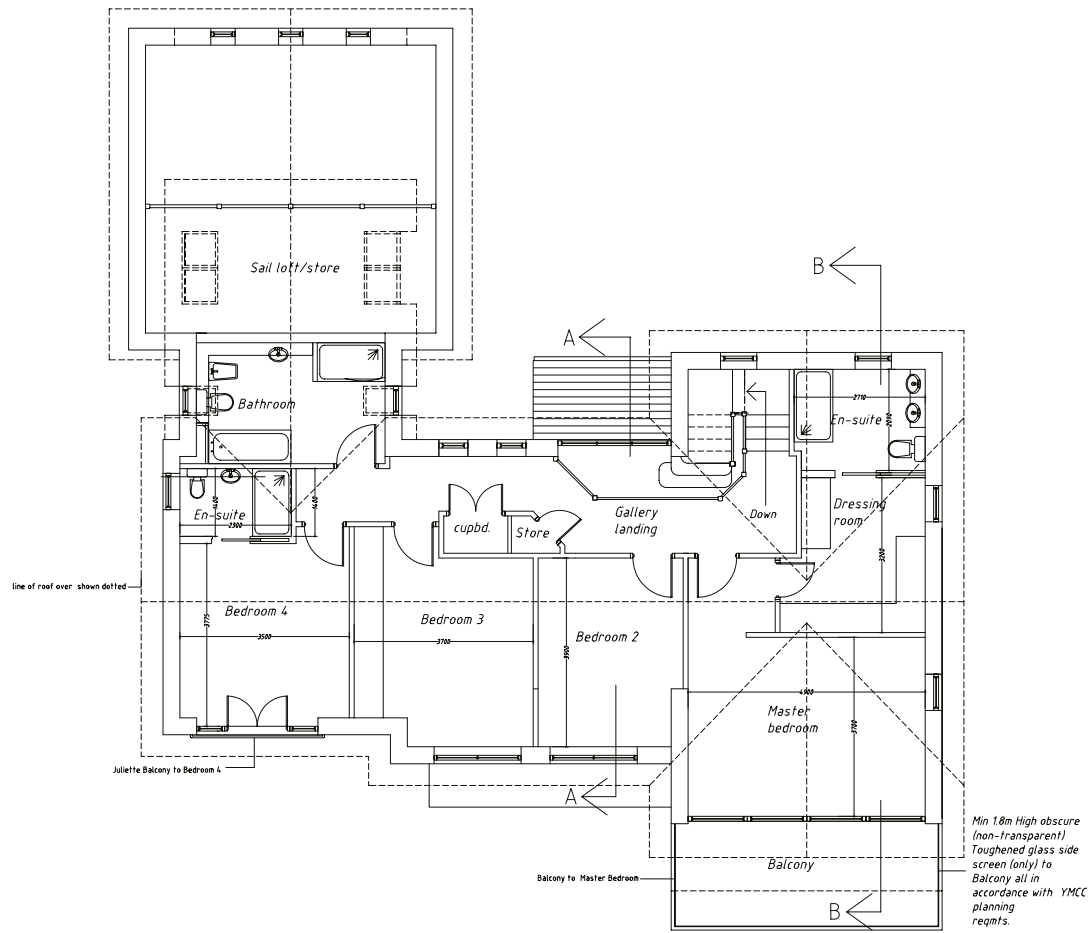
Local Authority: Ynys Mon Council Tel: 01248 750057

NB: The red lines and pink site plan incorporated on the accompanying images are indicative of the proposed boundaries. Pegs indicating the boundaries are on site.

BUILDING PLOT AT TREARDDUR HOUSE



Proposed Ground Floor



Proposed First Floor



BUILDING PLOT AT TREARD DUR HOUSE



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

CHESTER

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