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Minffordd, Llanddona, Beaumaris, Isle of Anglesey LL58 8UL

Offers in the Region of: £160,000

EPC Rating: N/A

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Summary

Situated in a remarkable position overlooking Red Wharf Bay, towards the northern edge of the rural village of Llanddona on the Isle of Anglesey is this exciting opportunity to purchase a decent sized development plot where full planning permission (Planning No. FPL/2022/304) has been granted for the erection of a 3 Bedroomed Detached Dwelling and Garage. Situated in an Area of Outstanding Natural Beauty, the elevated location affords far reaching sea and countryside views which undoubtedly make this a most appealing prospect. Llanddona's sandy beach can be easily reached on foot or by car, being roughly 1 mile distant and includes access to Anglesey's coastal path. The location is made all the more alluring with Red Wharf Bay providing much needed shelter for the many ships that anchor off the coast awaiting safe passage onwards to Liverpool. On a clear day, you may even spot the outline of the Isle of Man located just over 50 miles to the north. Plans for the proposed dwelling can be inspected at our Bangor office but briefly consist of a porch, entrance hall with WC off, living room and kitchen/dining room to ground floor; 3 bedrooms, en-suite, shower and separate WC to first floor. A detached garage is for the purposes of one vehicle plus there's a private driveway and scope to landscape the garden space to suit. The aim is to create a sympathetically designed, highly insulated and truly sustainable dwelling to balance modern and traditional Welsh vernacular architecture. The proposed materials, local stone, Welsh slate and white render are found throughout Anglesey. A dormer design to the second storey is common to Llanddona, thereby reducing the impact of the house in its surroundings. For more information, please contact our Bangor office.

Llanddona has a public house, a community centre and is situated on a bus route. A number of useful amenities can be found in the historic coastal town of Beaumaris (3½ miles), the university city of Bangor on the mainland is just some 9 miles with the A55 Expressway, allowing rapid commuting across the entire island and north coast some 6½ miles distant. Anglesey has many fine beaches, providing ample opportunities to enjoy sailing and water sports whilst the fabulous coastline boasts over 120 miles of footpaths. The unique Isle of Anglesey is certainly a rewarding place in which to settle and Llanddona is no exception.

Directions

From our Bangor office, follow signs for Menai Bridge and continue onwards along the A545 towards Beaumaris. From the centre of Beaumaris, bear left onto the B5109 in the direction of Penrtraeth turning right where signposted Llanddona. On reaching the village, continue until you reach the Owain Glyndwr Inn turning left at the corner, signposted to the beach. Follow this road for approximately 320 yards where you'll find the entrance to the plot on your right hand side. **https://what3words.com/steroids.inch.grapevine**



Services: We are informed by the seller this property benefits from Mains Water & Private Drainage.

Tenure: We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band: The property is council tax band N/A.

Energy Performance Rating

The property has the following EPC rating: N/A. See EPC report for full information.

Agents Note: The vendor had informed us of the following:
'When I purchased the property, the seller indicated that a pipe passes under the driveway of the property connecting the neighbour to the right's septic tank to the neighbour on the left's field to facilitate a soakaway for overflow. There is no mention of this right of drainage in the Deeds, however it seems as if this right has been in situ for several years. When I purchased the property, my solicitor also advised: "An entry in the Charges Register reveals that the property is affected by a Conveyance dated 28th July 1983. A copy of this Conveyance has been provided. The Conveyance details that the property is subject to a grant of water easement to Anglesey Council made by a Deed dated 17 December 1964. No further information in respect of the Deed and no copy of this Deed is available."

For Illustrative Purposes Only





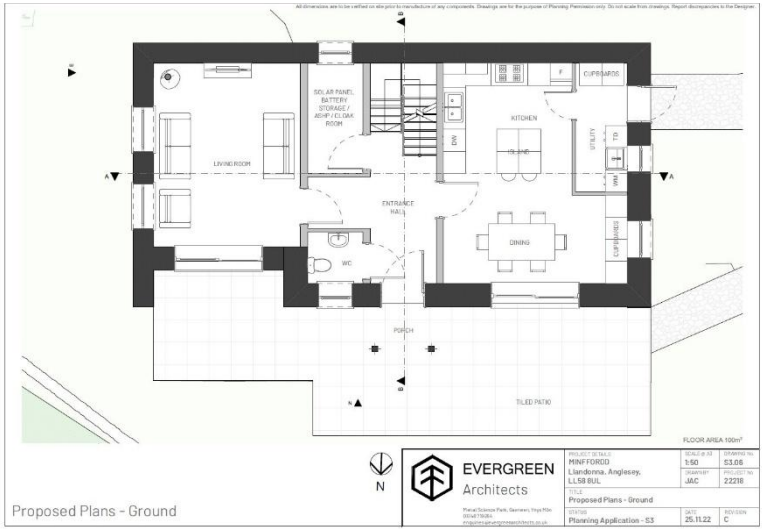
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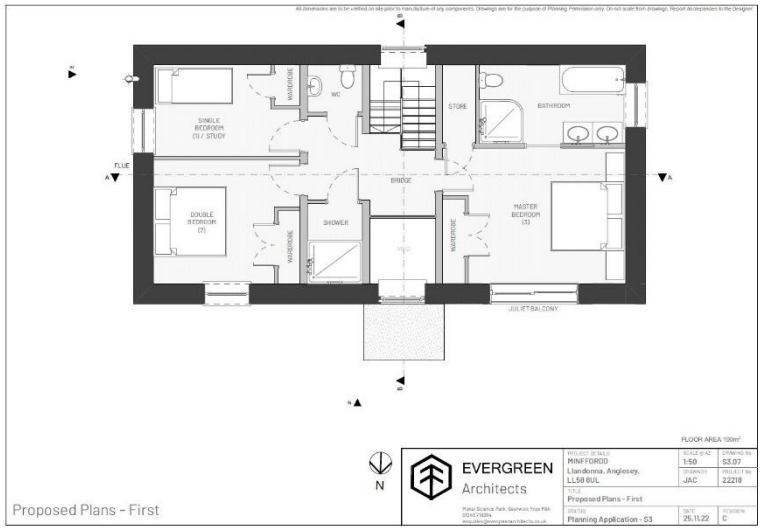








For Illustrative Purposes Only



- Spacious Development Plot For A Detached Dwelling
- Full Planning Granted – Planning No. FPL/2022/304
- Sustainable Vernacular Styled Dormer Design
- 3 Bedrooms, En-suite, Shower & 2 WC's
- Driveway, Detached Garage & Private Parking
- Located Within An Area Of Outstanding Natural Beauty
- Splendid Elevated Position With Far Reaching Sea Views
- Just under 1 Mile From Scenic Coastline & Beach
- For More Information Contact Our Bangor Office





Disclaimer
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