



**Lambert  
Smith  
Hampton**

**0151 236 8454**  
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**For Sale**

**Development**

## **Development Opportunity**

**Red Gables Hotel, Bangor Road, Penmaenmawr, Conwy LL34 6ND**



- 0.19 Ha (0.47 Acres)
- Lapsed planning consent for 4 houses & 10 apartments.
- Close to A55 North Wales Expressway.
- Freehold.

**Lambert Smith Hampton**

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# Red Gables Hotel, Bangor Road, Penmaenmawr, Conwy LL34 6ND

## Location



The property is located fronting Bangor Road in the village of Penmaenmawr, approximately 5.5 miles from Conwy. The A55 is in close proximity providing excellent transport links to all North Wales coastal towns and the wider motorway network.

## Description

The property comprises the former Red Gables Hotel, car park and associated land extending to approximately 0.19 hectares (0.47 acres).

## Accommodation

The proposed scheme was to provide the following accommodation:

Type	Sq M	Sq Ft
2 Bed Townhouse x 2	73.39	790
3 Bed Townhouse x 2	63.87	687
Total Townhouses	274.52	2,954
1 Bed Apartment x 2	37.16	400
1 Bed Apartment x 2	58.06	625
2 Bed Apartment x 1	72.93	785
2 Bed Apartment x 2	81.75	880
2 Bed Apartment x 2	82.68	890
2 Bed Apartment x 1	92.90	1,000
Total Apartments	685.13	7,375
Total NIA	959.65	10,329

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Terms

Offers are invited for our clients freehold interest. Price on application.

## Planning

The property previously benefitted from planning consent (No: 0/32951) for the demolition of the existing buildings and erection of 4 no. dwellings, 10 no. apartments, associated parking and landscaping. Copy plans and planning consent are available on request.

All further enquiries should be made to Conwy County Borough Council on 01492 574 000.

## Tenure

We understand the property is held freehold.

## Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

### Andrew Hyde

Stevens Scanlan

0161 236 8781

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### Paul Parker

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17 June 2015

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