



# FOR SALE

**The Heath, Penmaenmawr Road, Llanfairfechan, LL33 0PB**

Large detached four storey building with redevelopment potential  
16,865 sq ft on a 1.72 acre site



## Description

The Heath occupies a prominent and elevated position on Penmaenmawr Road and comprises a large detached four storey building. The property is located within a self-contained 1.72 acre site with a large tarmac car park for 57 spaces to the rear. The upper floors have coastal views out to Anglesey and Llandudno.

The property opened in 1897 as The Heath Memorial Convalescent Home and has more recently been used as offices by Conwy County Borough Council's Highways Department. The property is not listed but falls in a Conservation Area.

The property is stone wall construction under a pitched slate covered roof.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Lower Ground Floor	402.32	4,331
Upper Ground Floor	398.53	4,290
First Floor	391.06	4,209
Second Floor	374.89	4,035
<b>Total</b>	<b>1,566.80</b>	<b>16,865</b>
<b>Site Area</b>	<b>1.72 acres</b>	<b>0.7 hectares</b>

## Tenure

The property is available freehold. Title Numbers: WA495891 and WA724196

## Price

Offers in excess of £500,000. To be sold by way of private treaty.

## Parking

The property has a large car park to the rear with 57 bays.





## Business Rates

The property has a Rateable Value of £44,500.

## Utilities

We understand the property is connected to all mains services.

## Energy Performance Certificate

The property has an EPC rating of D, 81 which expires 17/09/2025.

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

Each party is responsible for their own legal costs.

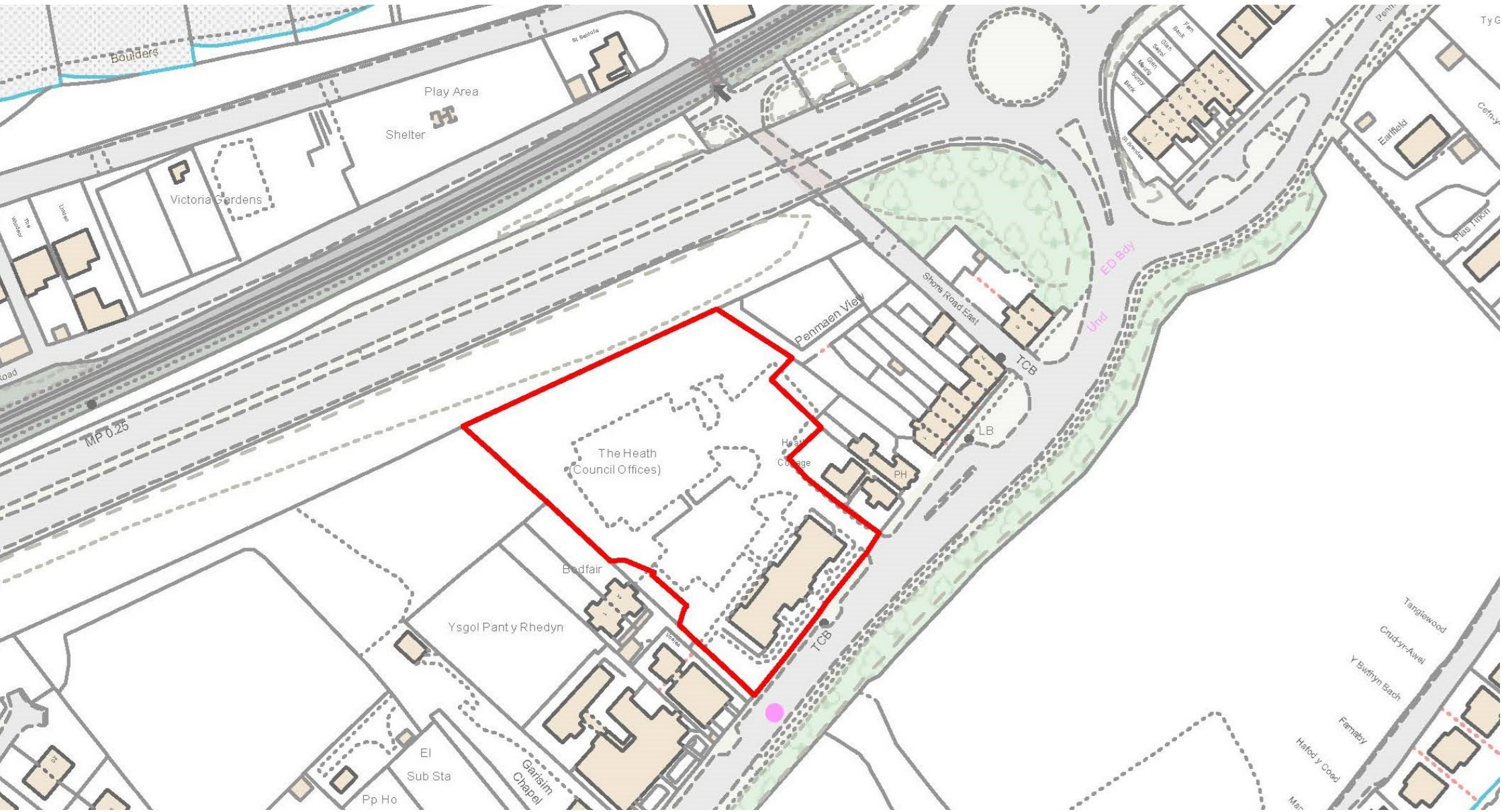
## VAT

We understand that VAT will not apply to the sale price.

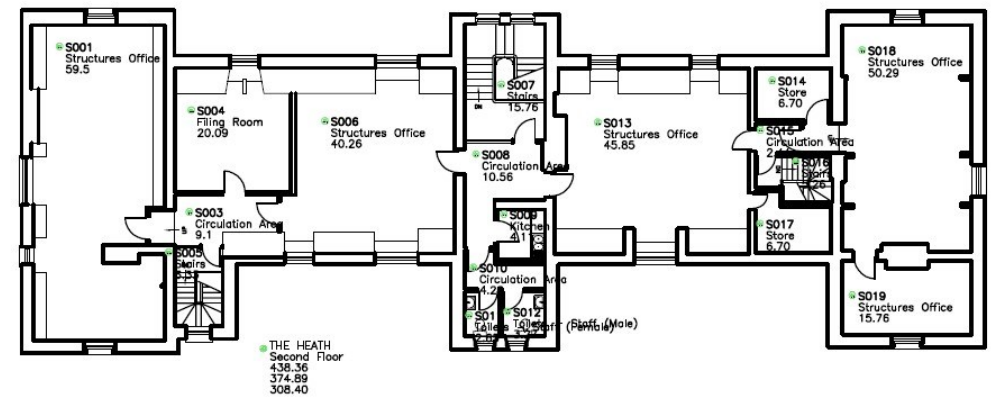
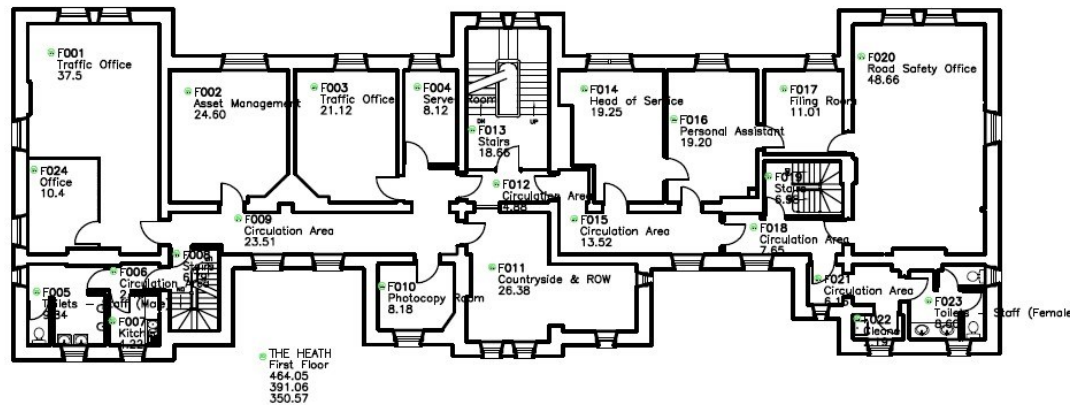
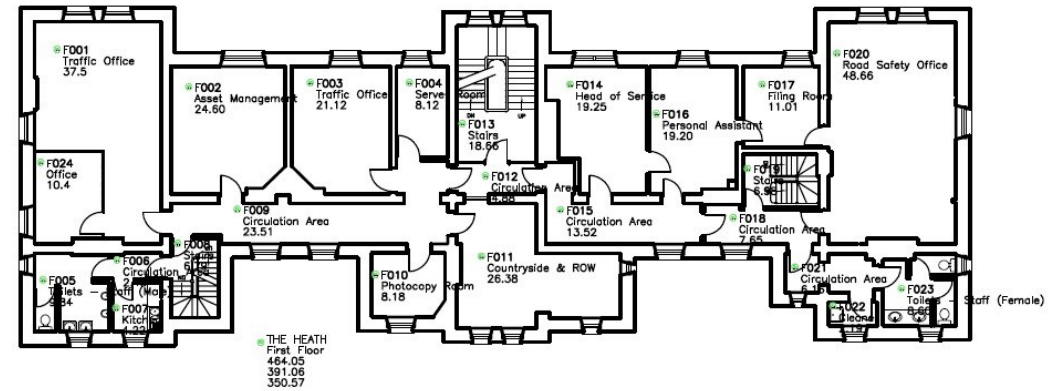
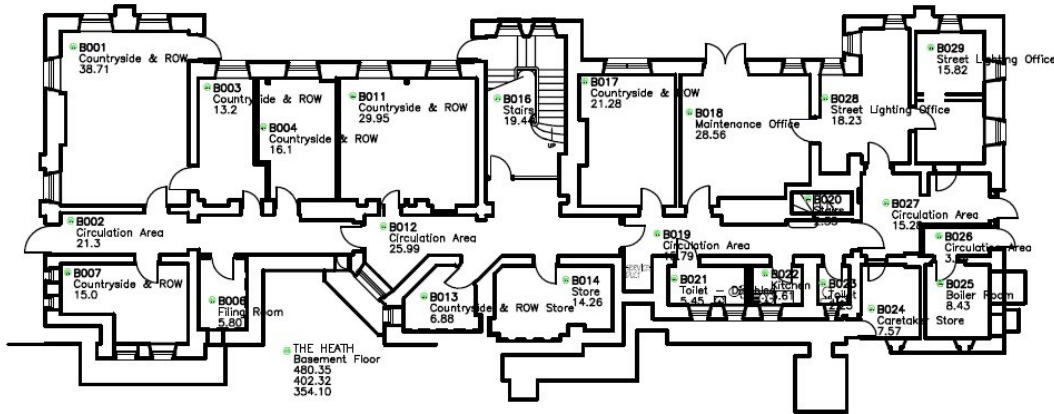
## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

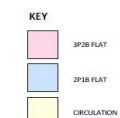
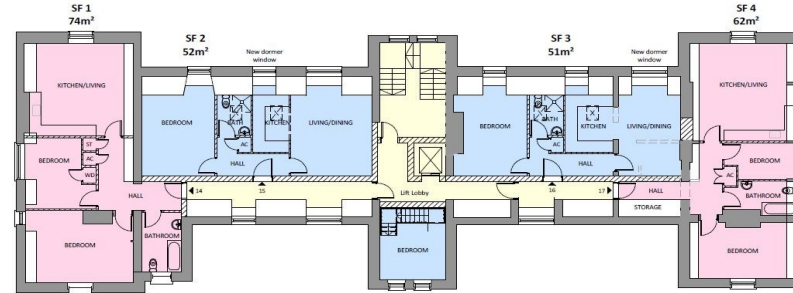
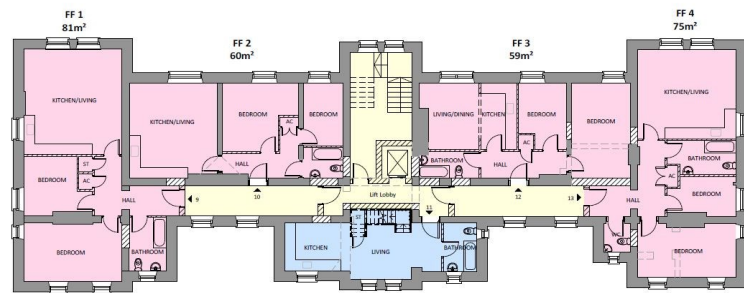
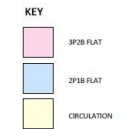
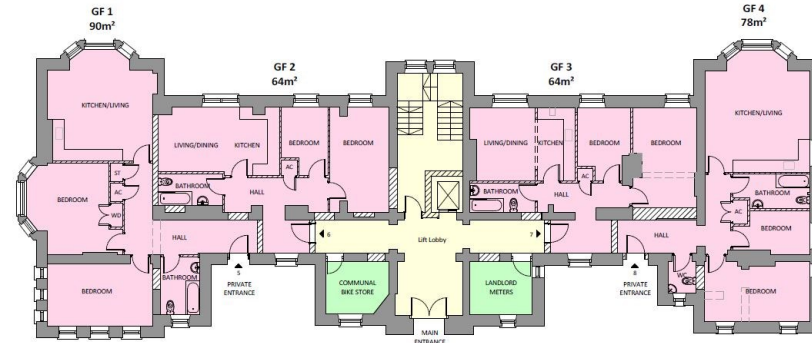
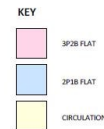
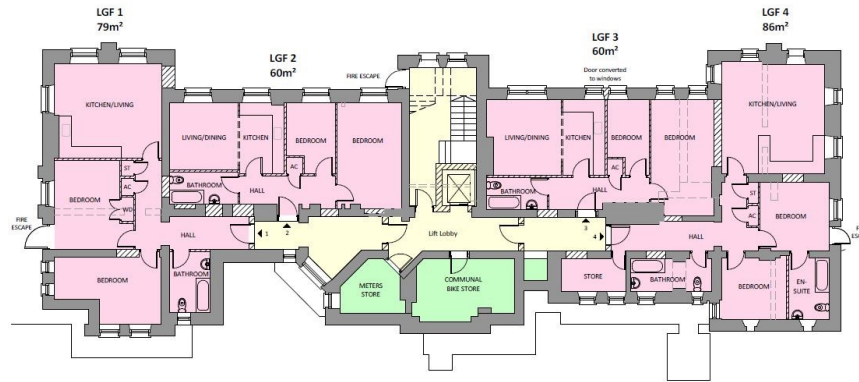
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# Current Layout



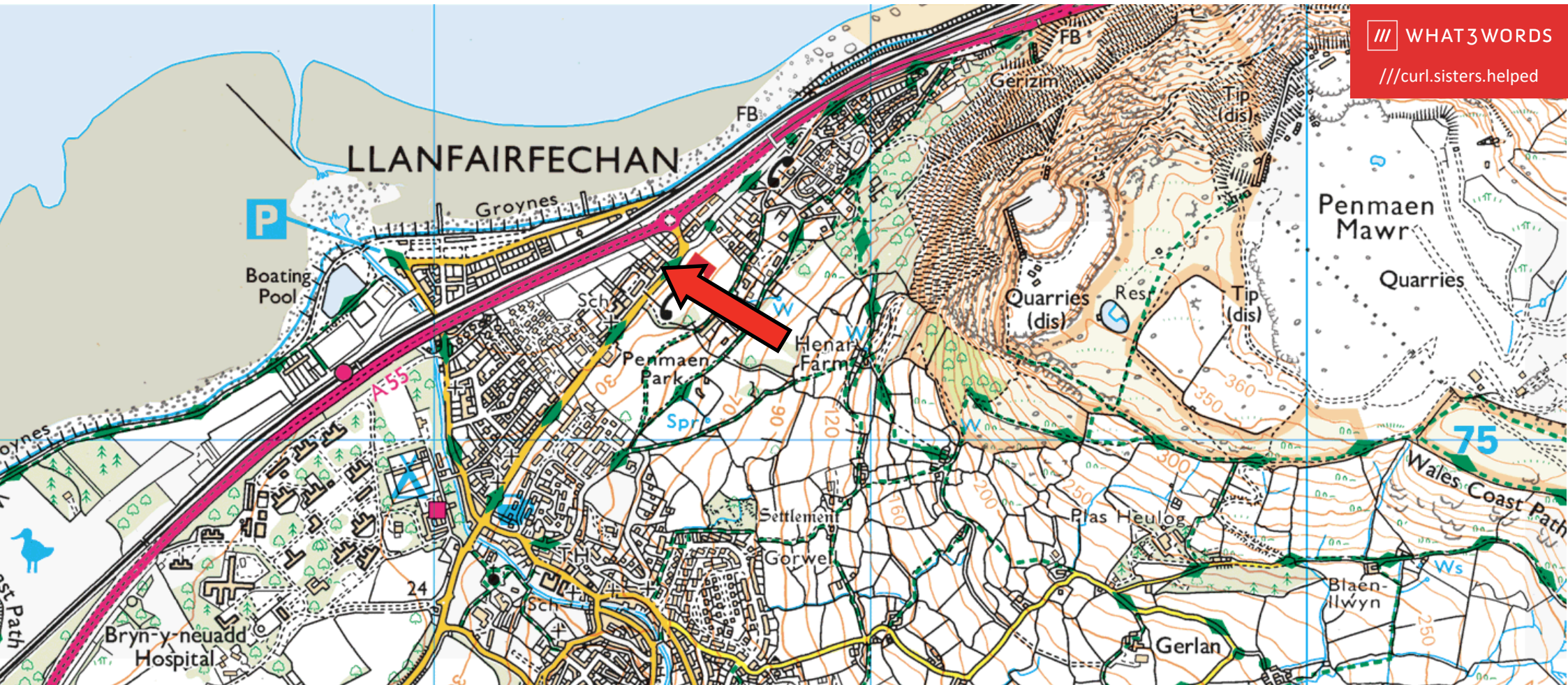
# Potential Residential Layout Subject to Planning Permission



## Location

Llanfairfechan is a small town situated to the west of Llandudno and to the east of Bangor in the County of Conwy in North Wales.

The A55 passes immediately to the north of Llanfairfechan and is accessed via Junction 15. The Health is situated 0.5 miles from Llanfairfechan train station.



WHAT3WORDS  
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DATE PREPARED: **October 2024**

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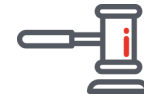
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