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Boatyard, Ynys Faelog, St Georges Road, Menai Bridge, Gwynedd LL59 5EU
DEVELOPMENT LAND

Guide price **£140,000+**



A freehold island with full planning and lawful use to rebuild the existing boat yard located in the Menai Strait with outstanding views over the surrounding coastline and water, and having pedestrian access to the site from the mainland. A truly unique opportunity to acquire a freehold island located in the Menai Strait having exceptional views over an area of outstanding beauty.

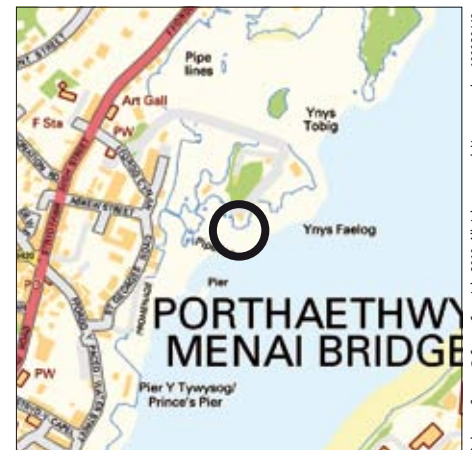
Accommodation

The site is a coastal site with no buildings located immediately next to it. The closest other buildings are a row of small privately owned cottages on the island to the east. The general character of the area in terms of scale and character is rather mixed with no overriding style or material. There is a mix of buildings along the mainland facing the site of varying scales and styles from which we can not draw on any style cues. The topography of this part of the island is relatively flat. The main part of Ynys Faelog rises to the east and is covered with mature trees giving the site a softer backdrop looking from the mainland but also acts as a screen looking from the east into the site from the straits. Immediate views to the site are from the mainland looking east, with wider contextual views from a distance from the north and south. Views in particular from the north and south shows the site set within the landscape quite anonymously with its low lying topography.

Planning

which planning permission has been granted in June 2011 – application 39C351B – for the demolition of the existing building and the

erection of a building for boat repair and storage together with changing rooms, and reception area/staff room. The site is offered for sale together with a certificate of lawful use for the purpose of storage and mooring boats, and provides a truly unique opportunity.



Not to scale. For identification purposes only

