



- **Detached bungalow on plot of land approximately 1.23 acres with planning permission for a four bedroom detached house.**

**Description** A freehold re-development opportunity comprising a large plot of land extending to approximately 0.5 hectares (1.23 acres) with planning permission to erect a four bedroomed detached house adjacent to the existing dwelling. The vendor has advised he has also submitted a planning application to demolish the existing building to provide a new scheme comprising eight four-bedroom town houses. There is currently a dormer style detached bungalow occupying the land which is currently let on a rolling month to month contract at a rental of £5,200.00 per annum. The property has a tenant who will require 2 months' notice to vacate under the terms of the tenancy. Potential purchasers should make their own enquiries to Anglesey County Council. Approved planning Application No: 30C721A

**Situated** In a sought after location occupying an elevated position with extensive views across Red Wharf Bay and the eastern side of the Isle of Anglesey. Access is over a shared entrance drive near Traeth Coch Sailing Club on Anglesey island which is connected to the mainland by two bridges.

**Site Area** Approximately 0.5 hectares (1.23 acres)



Not to scale. For identification purposes only



