Domestic parcel of land for sale
- Possible building plot (subject to planning)
- Could be utilised as a garden or parking
- Central rural village location
- Countryside & distant sea views
- Subject to an overage clause

Small plot of land adjacent to 2 Cae’r Coed, Garndolbenmaen, Gwynedd LL51 9NX ●

A plot that could significantly increase your garden footprint. Planning might also be possible!

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Description
Being offered for sale is this parcel of land located centrally within the rural village of Garndolbenmaen which offers a slightly elevated position with fine countryside views, including distant glimpses of the sea. The plot could easily be made into an extra garden including off road parking as required but may also form the basis as a building plot - this would be subject to planning consents and approvals - the seller has NOT made enquiries as to whether this is feasible. If planning consents were granted, the plot is subject to an overage clause whereby the purchaser agrees to pay the seller 50% of the increase in land value.

Location
Garndolbenmaen is a village which borders the Snowdonia National Park, being situated in a beautiful part of North Wales. This rural setting has the benefit of having the main arterial route of the A487 less than ½ a mile away which connects the major shopping towns of Caernarfon (approximately 14 miles) and Porthmadog (some 6 miles). Local amenities include the Cross Foxes public house and primary school. The two towns aforementioned offer a fine range of services and shopping along with history by way of a 13th century castle and fabulous marina facilities. Garndolbenmaen is situated to take full advantage of the stunning scenery with the picturesque Cwm Pennant just around the corner, the slopes of Moel Hebog and of course the stunning coastline and beaches are all well within reach.

Tenure: We have been informed that the tenure is Freehold.

Directions: From Caernarfon, follow the A487 in the direction of Porthmadog. Continue past Penygroses and the village of Bryncir, taking the first turning on your left signposted Garndolbenmaen, just after the Madiha Indian restaurant. Proceed into the centre of the village bearing right and proceed for approximately 75 yards taking the first turning on your right. Follow this road down the hill for roughly 100 yards and where the road bends slightly to the right, you'll find the plot located on your right hand side.