

- **Potential Development Opportunity**
- **Former Gyffin Education Centre (coloured RED) & adjoining Grazing Land (coloured BLUE)**
- **Situated in elevated position, with views towards Conwy town.**
- **Possibility for up to 5 dwellings**
- **The site is less than 10 minutes drive from the A55 North Wales expressway.**



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For Sale by Informal Tender

Former Gyffin Education Centre site, Maes y Llan, Gyffin, LL32 8NB

Location

Gyffin is a small village situated less than 1 mile from the walled town of Conwy on the Llanrwst Road. The site is positioned at the rear of Maes y Llan, off Henryd Road in a largely residential area, close to local amenities and approx. 2 miles from Junction 18 of the A55 Chester to Holyhead Expressway.



Views towards Conwy town.

Opportunity

The site provides an excellent opportunity for redevelopment, subject to the necessary consents. Due to its location it would be best suited to housing as access is via residential streets. The building could be suitable for alternative uses, subject to the necessary consents and refurbishment works.

Description

The site comprises the Former Gyffin Education Centre which was occupied as an Educational facility up until summer 2019. Purpose built as a village school in 1970, it is a single storey modular timber frame construction with a flat roof approximately

306m² (GIA). The site extends to approximately 0.28Ha (0.69 Ac), the Grazing land to the rear is approximately 0.53Ha (1.32 Ac), it is steeply sloping in places and is classed as an SLA (Special Landscaped Area). The site is accessed via a narrow driveway directly from the Adopted Highway.

Marketing Pack

The Council has carried out significant due diligence to de-risk the site prior to bringing it to the market. This information is available :-

- Pre-Planning Application for 5 dwellings.
- A Topographical Survey
- Plans of known Services
- Registered Title



Single storey modular frame building

Planning—Pre-app Overview

Ainsley Gommon Architects acting on behalf of the Authority have completed a Pre-Planning Application for 5 residential dwellings with the Local Planning Authority. The key points are detailed below:

Housing Development Principal

- Not allocated in the LDP, classed as a windfall site.
- Site forms part of the Conwy Urban Area Settlement.

Affordable Housing and planning obligations

- 30% Affordable Housing requirement
- Housing mix and density would need to be discussed with CCBC Housing Strategy.
- Pre-app scheme for 5 dwellings—Affordable Housing, 1 on-site and 0.5 offsite in the form of a commuted sum, subject to viability.
- A viability assessment pro-forma would be required.

Design, visual amenity and landscape impact

- Grazing land fall within Conwy Special Landscaped area.
- Development should be appropriate in terms of form, scale, massing, elevation detail and use of materials.

Highways

- Access is narrow and would require improvements.
- Maximum of 5 dwellings.
- Road would need to remain private (i.e. not adopted)

Planning—Current Use

The current use class is (D1) Non residential institutions. Alternative uses would be considered subject to interested parties complying with the relevant policies within the Conwy LDP.

Interested parties may wish to make enquiries in respect of alternative uses with:

Development Manager Duty Officer

Phone: 01492 575247

Email: cynllunioplanning@conwy.gov.uk



Proposed scheme used as part of Pre-application design.

Services

Services have not been inspected. Interested parties should satisfy themselves as to the suitability of services provided.

Tenure

Freehold with vacant possession. Title Number CYM444717.

Business Rates

In its existing form the Property has a rateable value of £6,100.00 making rates payable £3,263.50.

Viewings

Strictly by appointment.

CCBC Estates & Asset Management
Contact Rochane Vye MRICS
Phone 01492 574051
Email rochane.vye@conwy.gov.uk

Offers

Best and final conditional or unconditional offers must be completed and submitted on an official Offer Proforma, and submitted to:

By 12 noon on 27 May 2021

The Council is not obliged to accept the highest offer or any offer and will not be liable for the cost of preparing Tenders.

Freedom of Information Act 2000

The contracting Council is subject to the provisions of the Freedom of Information Act 2000. As part of the Council's duties under the Act, it may be required to disclose information forming part of your offer/bid/ tender or proposal to a third party upon reasonable request. If you consider that any of the information provided in your offer/ bid/ tender or proposal is commercially sensitive (meaning it could reasonably cause prejudice to your organisation if disclosed to a third party) then it should be clearly marked on each sheet or the cover sheet or labelled as "Not for disclosure to third parties" in your offer/ bid/ tender or proposal together with valid reasons in support of the information being exempt from disclosure under the Act.

The Council will endeavour to consult with you and have regard to your comments and any objections before it releases any information to a third party under the Act.

However, the Council cannot be held liable for any loss or prejudice caused by the disclosure of information that has not been clearly marked as "Not for disclosure to third parties" or where no reasons are provided to support a request to withhold its disclosure.

Accuracy

The accuracy of these particulars is believed to be materially correct, however their accuracy is not guaranteed and they do not form any part of any contract. All measurements are approximate. Services, installations, appliances, heating systems, boilers, chimneys/flues etc. have not been tested by the Council and no warranty as to their condition or suitability is given.