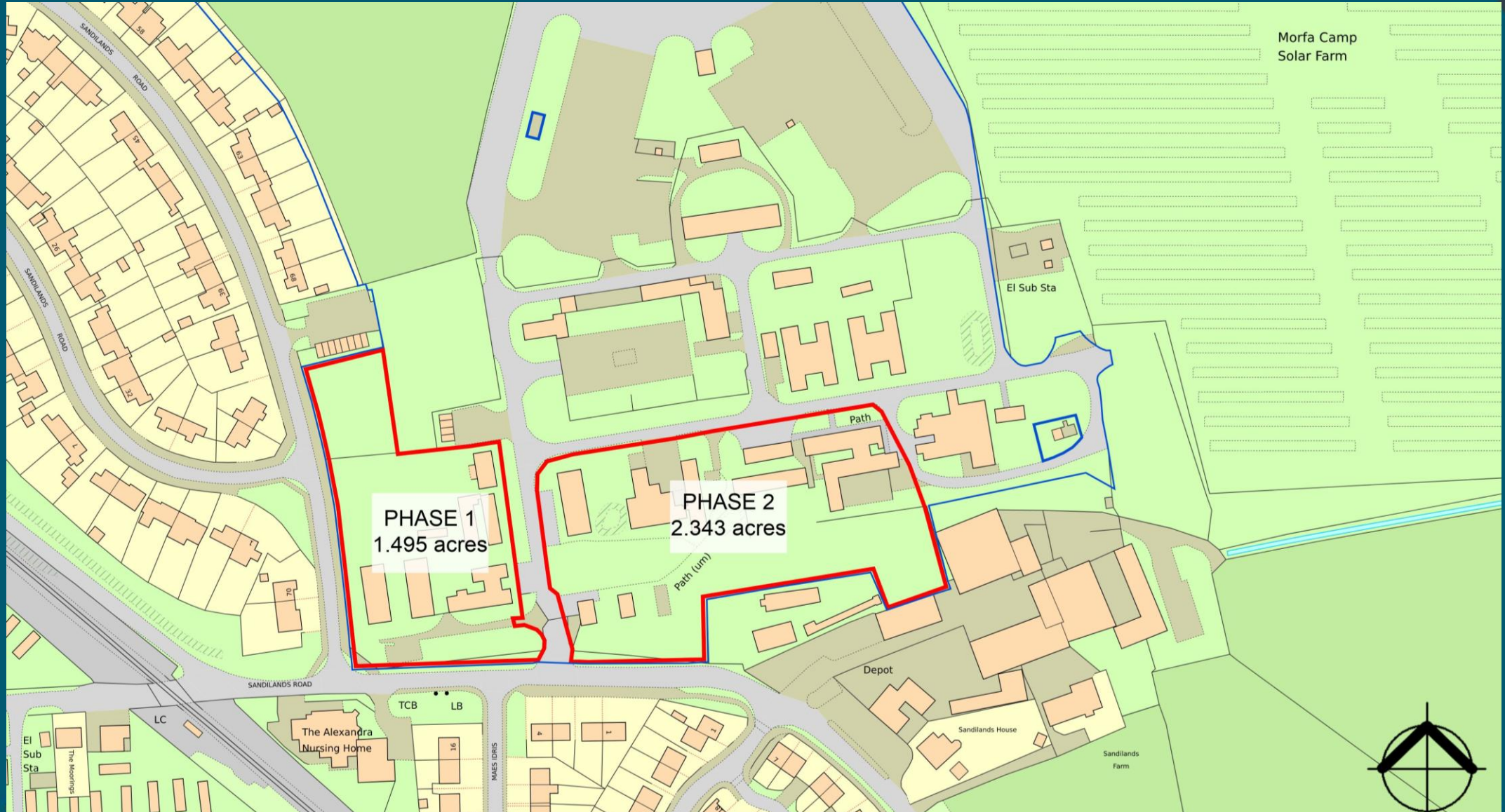


# FOR SALE

DEVELOPMENT SITES (S.T.P.P)

PHASE 1 & 2, MORFA CAMP, SANDILANDS ROAD, TYWYN, LL36 9AT



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)

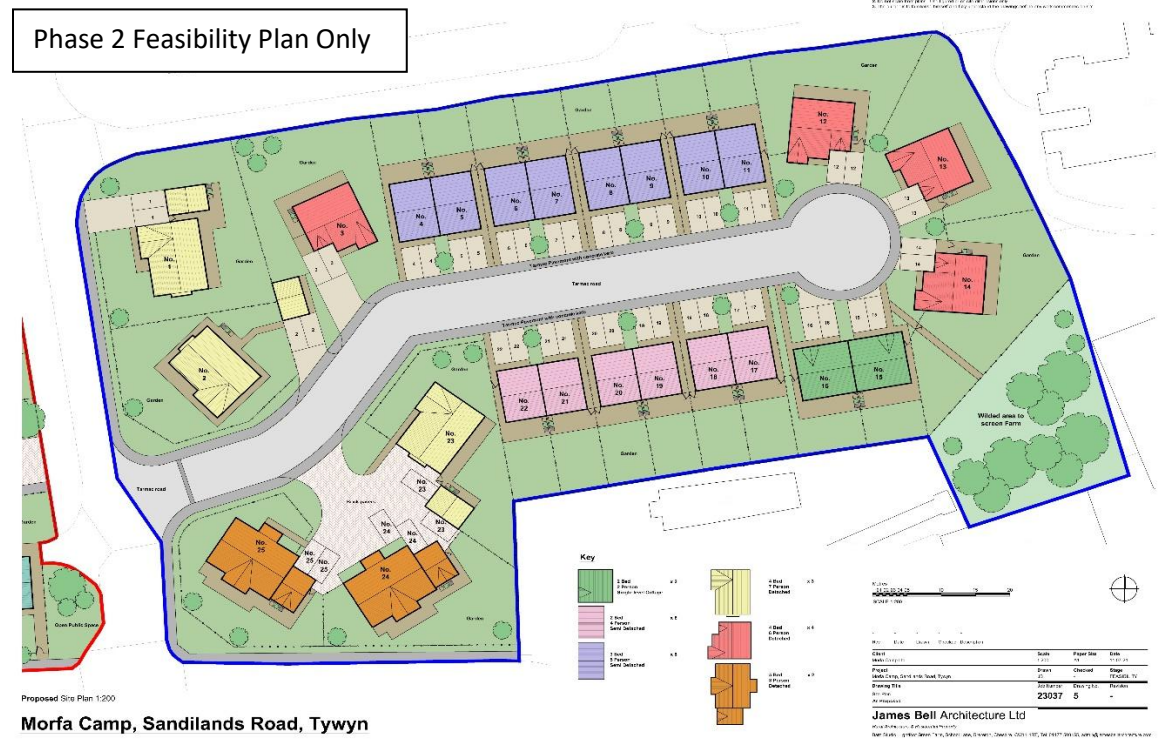




## LOCATION

Set on the edge of the coastal village of Tywyn in Gwynedd, the location offers an appealing blend of connectivity and local amenity, making it an attractive proposition for residential or commercial development. The site enjoys a prime position within easy reach of the Cardigan Bay coastline.

Tywyn itself provides a range of everyday conveniences, including independent shops, cafés, schools, and leisure facilities. The area is well-connected via the A493 coastal route, linking to Aberdyfi, Dolgellau, and onward to the wider North and Mid Wales road network. Rail services from Tywyn station also offer direct links along the Cambrian Coastline.



## DESCRIPTION & PLANNING

The site forms part of the former Morfa Camp, historically an RAF airfield from 1940 associated with the coastal defence and then an army camp site from 1945 until its cessation.

The site now presents a redevelopment opportunity benefitting from its proximity to existing housing, reinforcing its suitability for sensitive infill or extension development.

The available sites are Phase 1 and 2, considered suitable for development subject to planning for residential or commercial opportunities. Phase 2 would be available either with Phase 1 or after Phase 1 is sold.

## SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PRICE

Unconditional and conditional offers will be considered.

## TENURE

Freehold.

## LEGAL COSTS

To be agreed subject to terms.



# LAND

SANDILANDS ROAD,  
TYWYN, LL36 9AT

## VAT

Figures quoted are exclusive of VAT, which we understand is not applicable.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

## CONTACT

**Rob Stevenson**

E: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

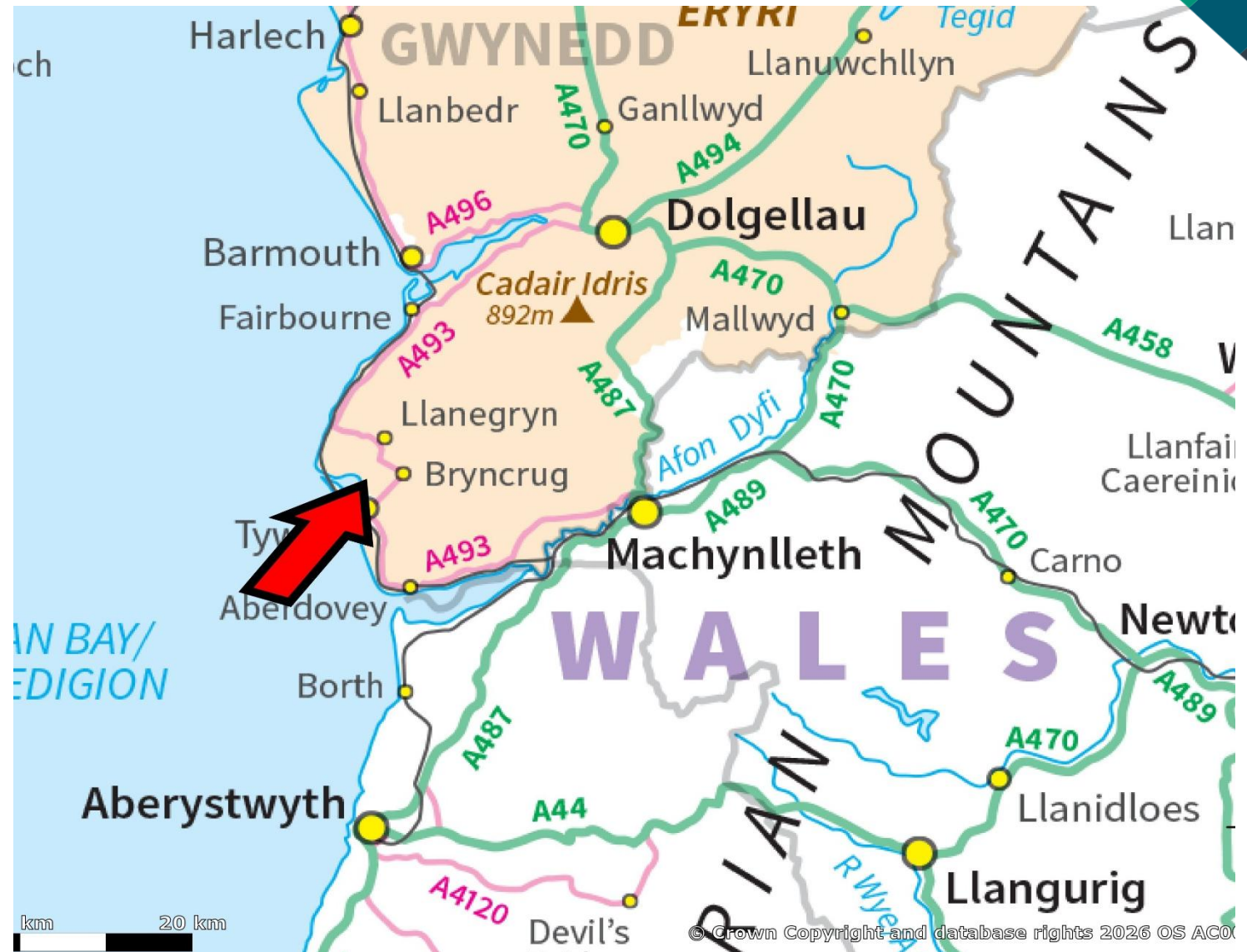
**Tom Tunnicliff**

E: [t.tunnicliff@mounseysurveyors.co.uk](mailto:t.tunnicliff@mounseysurveyors.co.uk)

T: 01782 202294

## Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park,  
Stoke-on-Trent, ST1 5PU



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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.