

# Bryn Mawr, Sychnant Pass,

Conwy LL32 8LQ

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ESTATE AGENTS • GWERTHWYR TAI

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£295,000

A rare and perhaps once in a lifetime opportunity to acquire an outstanding lifestyle property located on the edge of the Snowdonia National Park, extending in total to approximately 12 acres of beautiful pastureland, mature broadleaf woodland and useful outbuildings, occupying a truly spectacular elevated position on the outskirts of Conwy.

The property commands what can only be described as one of the finest panoramic viewpoints within the area, enjoying breathtaking 360 degree views across the surrounding countryside, towards Conwy Mountain, down the beautiful Conwy Valley and across the coastline towards the Great Orme and the sea beyond. The elevated setting provides a magnificent vantage point with scenery that changes dramatically throughout the seasons.

The property further benefits from a useful yard area together with a range of purpose-built timber and steel outbuildings including stabling, stores, workshop facilities and a covered implement shed, all of which provide excellent flexibility for agricultural, equestrian, storage or hobby uses, subject to any required consents.

Overall, this is an exceptionally rare opportunity to acquire an enchanting and highly versatile parcel of land in a truly outstanding location, offering enormous lifestyle appeal together with exciting future potential in one of North Wales' most desirable settings.







# Location

Situated approximately one kilometre of the historic walled town, the land enjoys an incredible sense of privacy and seclusion on the edge of the Eryri National Park, whilst remaining remarkably convenient for the A55 Expressway and the wide range of amenities available within Conwy.

## Bryn Mawr

The land itself comprises gently sloping pasture paddocks interspersed with areas of attractive mature woodland, creating an idyllic environment suited to a variety of lifestyle, equestrian, conservation and leisure interests, subject to any necessary consents.
Superb Yard and a range of purpose-built timber and steel outbuildings including stabling, stores, workshop facilities and a covered implement shed.

A particular feature of the property is the former water tower, which already benefits from planning permission for conversion into an animal shelter, horse shelter or similar use, offering excellent scope for those seeking equestrian or smallholding opportunities. In addition, there is a former sewage works structure, understood to have been constructed but never brought into operational use, which may offer future development potential for alternative uses or enterprise opportunities, subject to all necessary planning permissions and statutory consents being obtained.

## Parcel 1 - The Yard

The yard comprises a large hardstanding used as an operational and parking area, along with four buildings, which are clad in Tanalith E-treated wany edge larch cladding that has been sourced, milled, and treated locally and have been reroofed with new corrugated metal sheet roofs within the last 3 years. A steel shipping container is also situated on the yard.

## Building A

The main shed with concrete floor approx. 203m² used as dry storage and for livestock when required. The building also has planning consent for use for 5 horse stables (personal use only) Planning reference:0/42955







## Building B
Secure dry storage area with concrete floor approx. 86m²

## Building C
Open fronted door access shed with gravel floor and Yorkshire boarding approx. 105m²

## Building D
Secure workshop, office, and tearoom as outlined in the application with concrete floor approx. 95m²

## Building E
Steel shipping container approx. 14.6m²

Total area of covered buildings/structures 504m²

Sheep sorting pens are located in the NW side of the site.

The yard has a mains electricity and water supplies.

## Parcel 2 - Land
A 2-acre agricultural field of good quality pasture, a large area of flat field.

## Parcel 3 - The Buchan/ Bryn Mawr Land
The Buchan/ Bryn Mawr is an 8.5-acre large enclosure of mixed hardwood woodland and permanent pasture. A disused water tower is located on this parcel and has the benefit of planning consent for the use as a horse/livestock shelter and hay store. Planning Reference - 0/42955.

## Parcel 4 – Disused Sewage Treatment Works
This is a 1-acre disused sewage works that was developed in the 1950's for use when the North Wales Health Board planned to develop Oakwood Hospital further. The plans were curtailed, and no evidence is forthcoming that the sewage works were ever in use.
This brownfield site has been used for the storage of waste material, machinery, stone, scrap metal.

## Tenure
We understand the land is Freehold with vacant possession available upon completion.







## Boundaries
The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agents will be responsible for defining ownership thereof.

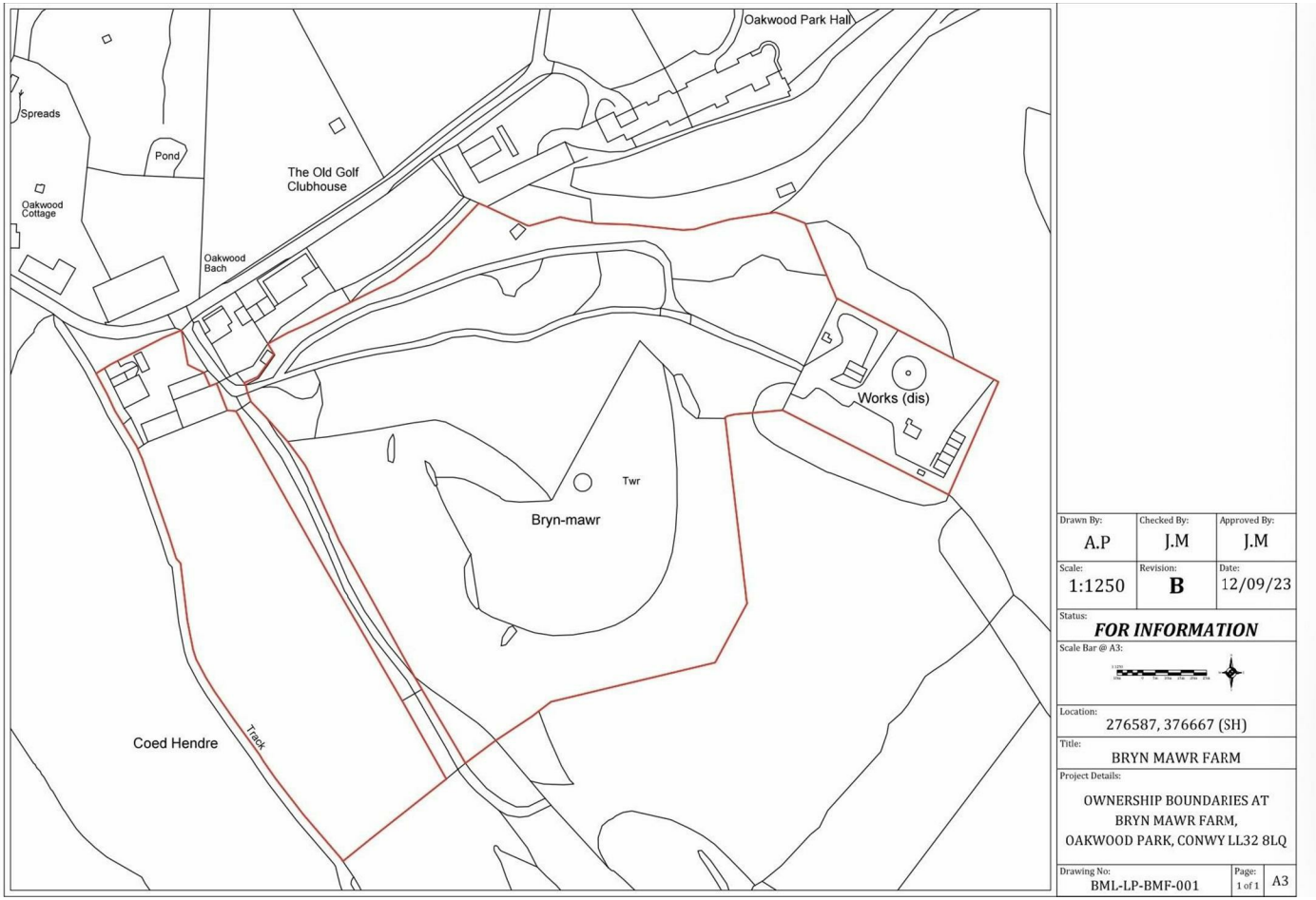
## Sporting, Timber and Mineral Rights
We understand that the sporting, timber and mineral rights, where owned, are included within the sale so far as they are capable of passing.

Wayleaves, Easements and Rights of Way
The land is sold subject to and with the benefit of all existing rights of way, wayleaves, water, drainage and other easements whether specifically mentioned or not.

## Plans and Particulars
The plan included within these particulars is provided for identification purposes only and purchasers should rely upon their own inspection and enquiries in relation to boundaries, areas and access.

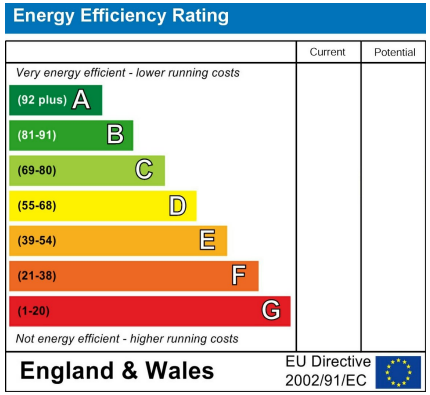
## Viewing
Viewing is strictly by appointment through the selling agents. Parties viewing the land do so entirely at their own risk and should take particular care around livestock, uneven ground, watercourses and agricultural land.

## Health and Safety
Neither the vendor nor the selling agents are responsible for the safety of those viewing the property. All interested parties enter the land entirely at their own risk.








These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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