

Town centre and
Quayside location

Potential Residential
Development or a variety of
uses — subject to planning

Part of UNESCO World
Heritage Site

Within 200m of Conwy Castle

GUIDE PRICE
£500,000 plus



DEVELOPMENT OPPORTUNITY

CONWY CIVIC HALL

Castle Street, Conwy, North Wales LL32 8AY


CONWY
CYNGOR BWRDEISTREF SIROL
COUNTY BOROUGH COUNCIL



Introduction

Conwy County Borough Council is the freeholder of the site known as the Conwy Civic Hall situated on Castle Street in the town of Conwy. The property fronts onto the main thoroughfare of Castle Street as well as the quayside estuary of the river Conwy.

The town of Conwy is an important World Heritage Site situated on the north Wales coast, just off the A55, and the gateway to Snowdonia National Park. The outstanding feature of the town of Conwy is its castle and walls constructed as part of the 'iron ring' by Edward I between 1283 and 1289 and attracts between 150,000 and 200,000 visitors per year.

As a UNESCO World Heritage site the town is a major tourist destination and the site sits at the junction of the main arterial route through the town and the High Street leading from the Quay up through the centre of the town's retail sector. The nature of future redevelopment of the site, if acceptable in principle, is therefore a major consideration from the perspective of both the key economic driver for the town but also the sensitivity and quality of design required in the context of the site's location.

Description

The Civic Hall, currently used as a Library on the ground floor, was the former town hall rebuilt in the 1960s following damage by fire.

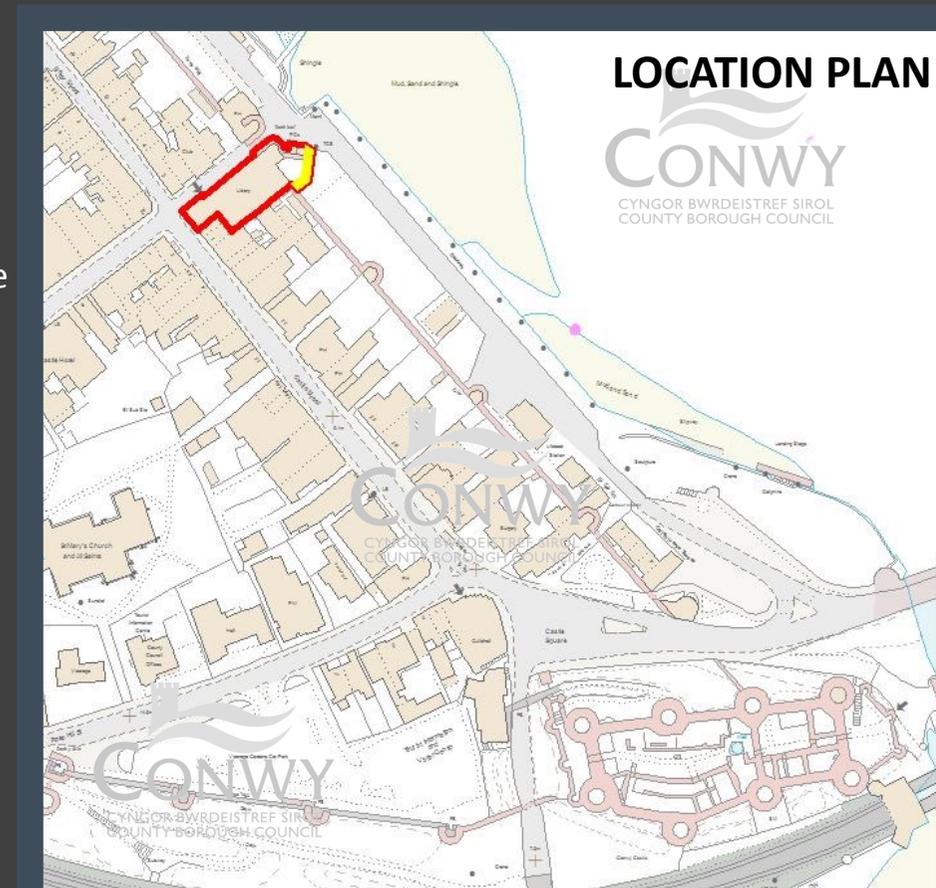
From the Quayside, the property benefits from far reaching views of the Conwy Estuary, Deganwy Marina and the Great Orme.

The upper floors were last used as a theatre and community facility with a capacity for circa 240 seated persons.

The building comprises (Gross Internal Areas):

| | |
|--------------|----------------------|
| Basement | 97.40m ² |
| Ground Floor | 430.00m ² |
| Mezzanine | 131.30m ² |
| Second Floor | 455.00m ² |

The property is the subject of a Right of Way, from the Quay, in favour of an adjoining property shown coloured yellow on the location plan.



Terms

The Council is seeking to dispose of the site by way of a long leasehold agreement. The Lease will be for a term of 999 years.

Contract

The Council is willing to accept a conditional contract for the property, on the basis of the applicant obtaining acceptable planning consent. The Council is not bound to accept the highest offer for the property and all applications **MUST** be accompanied with a brief synopsis of the intended use and proposal.

Uses

Subject to planning, the property may be suitable for a variety of uses. The Council would welcome uses such as residential, retail and hotel.

Parking

Opportunities for parking on-site are limited. The Council owns lands nearby that could be utilised for parking. It is recommended that before any application is submitted the applicant consults with the Council to consider whether any additional land could be provided to secure the proposed scheme.

Transport



The nearest train station is Conwy, some 250m. The main station of Llandudno Junction is less than 1 mile away.



The property sits at the junction of the main arterial route through the town and the High Street. The A55 Chester to Holyhead Trunk Road is easily accessible from junctions 18 and 17.



Planning & Conservation

Sitting within an important World Heritage Site the property is a Grade II Listed Building. The Council has prepared a detailed Planning Guidance Note (PGN) dated April 2019. The PGN can be obtained upon request or from the following link:

www.conwy.gov.uk/quay

The PGN gives important information on the history and designations applicable to the property. Any application will need to acknowledge the applicant is aware of this document and embraces the guidance therein.

Tourism

The town is well placed to serve the North Wales Coast. Snowdonia National Park is easily accessible and has developed a significant reputation for adventure recreation with destinations such as Adventure Park Snowdonia and Zip World. This attracts national and international tourists. Conwy Quay and Castle are significant attractions to the town.

Conwy is a globally important historic visitor destination and Conwy castle and walls attract thousands of visitors annually. The site lies only a short distance from these attractions and can clearly be seen in foreground of views from the castle towers and ramparts and northern stretches of the town walls. The landscape in the vicinity of the site plays an integral part in establishing the character of the setting to these historic assets. This landscape is also recognised for its outstanding historic interest.



Process

The Council will be seeking offers in excess of £500,000 for the property. It is envisaged that the Council will engage with the market place to explore and fully understand the proposal.

Prior to submission, discussions with interested parties will be welcomed, particular about any parking requirements.

The Council is not obliged to accept any offer. Any offer taken forward will be submitted to the Council's Scrutiny Committee and Cabinet for approval.

Floorplans and Asbestos Reports are available upon request.



Timetable

The provisional timetable for applications and submissions is scheduled across. The Council will have the right to amend or extend as it sees fit.

| Date | Key Actions |
|-------------------|----------------------------------|
| June 2019 | Commencement of Marketing |
| 30 September 2019 | Final date for submission |
| 31 October 2019 | Notification of Acceptable Bid |
| 29 November 2019 | Consultation with applicant |
| January 2020 | Committee Approval |
| Spring 2020 | Anticipated Planning Application |



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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

