



# SUBSTANTIAL REDEVELOPMENT OPPORTUNITY

Civic Centre, Abergele Road, Colwyn Bay, LL29 8AR

savills

## KEY CONSIDERATIONS

- An opportunity to acquire a unique redevelopment opportunity in an attractive seaside town.
- Suitable for hotel, residential, commercial or a mixed use development scheme.
- Grounds extending to approximately 3.9 acres (1.58 hectares).

## LOCATION

The Civic Centre is located off Abergele Road (A547) in Old Colwyn. Old Colwyn is a town to the east of Colwyn Bay, approximately 6.5 miles south east of Llandudno and 39 miles west of Chester.

The Civic Centre is well connected, with a number of public transport options available. Colwyn Bay Railway Station is approximately 1 mile north west of the site and offers direct services to Chester, Manchester Piccadilly, Cardiff, Birmingham International and London Euston. In addition, there are bus stops on Abergele Road, providing transport to Llandudno, Conwy and Colwyn Bay's town centre. The site is directly accessed from the A547, which interlinks with the A55 (North Wales Expressway) at Junction 22, providing access to the wider motorway network, including the M53 and the M56.

Colwyn Bay comprises an attractive Victorian seaside town and has been awarded the 'Best Large Town in Wales Award' multiple times over the last decade. The town benefits from an extensive retail and leisure provision; including BayView Shopping Centre, as well as a number of independent retailers, cafes and bars.

The Civic Centre is within close proximity to Colwyn Bay Waterfront, which includes Bryn Williams' beachfront restaurant at Porth Eirias. The Waterfront regeneration project incorporated extensive developments to the coastal defence infrastructure and improvements to the 2.3 mile promenade and beach, which has seen the recent re-opening of Colwyn Bay Pier.



Further developments are proposed to both Colwyn Bay and Old Colwyn Waterfront, which are within walking distance of the site and will further improve the area's tourism offer. The Civic Centre is situated close to Eirias Park, within which sits the Eirias Events Centre, the County's premier sporting and non-sporting attraction which has hosted the likes of Sir Tom Jones and Sir Elton John. The park also hosts a Leisure Centre with a 25m pool along with a Tennis Centre.

The area boasts a number of local attractions, including The Welsh Mountain Zoo, The National Trust's Bodnant Gardens and Snowdonia National Park. The town of Llandudno is less than 7 miles away and was named as one of the eight best emerging places in the world for travellers to visit in 2022 by Booking.com. North Wales also topped a poll for being the most popular region for UK holidays during the summer of 2021.

## DESCRIPTION

The Civic Centre, formerly Glan y Don Hall, is a Grade II listed building (Cadw ref. 14666), which was originally built as a convalescent home in 1909 and then repurposed into the Civic Centre from 1964, until it recently ceased operations in 2019. The sale of the building includes 3.9 acres (1.58 hectares) of surrounding grounds, which are enclosed by Eirias Park. Access is via Abergele Road (A547).

The Civic Centre comprises a large three storey building, with roughcast render under a slate roof, extending to approximately 30,368 sq ft (2,821 sq m) of floor space. Floor plate areas for each storey have been measured as follows:

Floor	Area (GIA)	
	Sq Ft	Sq M
Basement	2,472	229.62
Ground	10,554	980.49
First	10,132	941.38
Second	7,210	669.79
<b>Total</b>	<b>30,368</b>	<b>2,821.28</b>

The building is recorded as 'an excellent example of the eclectic Arts and Crafts architecture of Percy Worthington, which combines bold, picturesque massing, with retained and consistent detailing in a building of considerable architectural quality' under its listing on Cadw. However, it is acknowledged that any eventual redevelopment will undoubtedly have the potential to affect the historic fabric of the building and will likely affect the setting of the listed building.

Internally, the building is divided into multiple rooms, which have been converted into general office space and meeting rooms, as well as kitchen areas and facilities on the ground floor. There is also a large cellar in the building's basement. The Civic Centre retains much of its original features internally, including fireplaces within rooms, wooden sash windows and high ceilings on the ground and first floors. However, there is general deterioration throughout the property, and a complete refurbishment will be required as part of any future redevelopment. Internal images of the Civic Centre are viewable on the data room, of which access details can be provided upon request.

Externally, to the front of the building there is car parking and to the rear are grounds and a former boating pond. To the west of the building are grounds and an ornamental pond. By virtue of a planning consent granted in 2021, additional car parking could be developed on the former boating pond to the rear.

The Council recently sold land to the east of the property which is in the process of being developed as housing.

## PLANNING

Due to the setting and listing nature of the building, to assist prospective purchasers the Council have developed a planning brief via external consultants, Cadnant Planning. This document will appraise parties of the site's history, planning consents in place and identify opportunities and constraints in relation to the built fabric and the grounds. The document will be available in the secure data room.

The Civic Centre lends itself well to a variety of differing redevelopment uses. Offers on the basis of residential, office and hotel uses are encouraged, but mixed or alternative uses will also be considered.

The landowner, Conwy County Borough Council, are open to discussions with prospective purchasers, should parties wish to explore their redevelopment proposals with the Council, prior to submitting a bid.

## TENURE

The site is owned by Conwy County Borough Council, of which the freehold will be made available to the successful purchaser.

## DEC

The building has a Display Energy Certificate operational rating of 96 D. A copy of the certificate is available with Savills data room.

## SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

## PLANNING AND TECHNICAL INFORMATION

Planning and technical information will be made available to interested parties through a secure data room, for which access will be provided to approved parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

## VAT

The Vendor reserves the right to charge VAT on the purchase price.



## VIEWING

Interested parties should contact Savills for more information or to arrange a viewing. The site can be viewed from access provided off Abergele Road.

## CONTACT

For further information please contact:

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