

- Major residential development opportunity
- Circa 37 acres of land
- Potential for around 235 homes
- Elevated site with stunning views of North Wales coast
- Land allocated in Conwy LDP
- Good access to A55 Chester to Holyhead Expressway, 2 miles to both junction 22 and 23.



# Expressions of Interest Invited

Ty Mawr, Llysfaen, North Wales, LL29 8UE



# Introduction

Conwy County Borough Council is pleased to present to the market for expressions of interest, a residential development opportunity at Land at Ty Mawr, Llysfaen, Conwy, LL29 8UE.

The Council's Cabinet has resolved to seek expressions of interest from developers who are interested in purchasing the land to develop a housing scheme. Based on the results of this exercise, the intention is to then seek formal bids and for the Council to then agree a subject to planning sale. The successful developer will be provided with a period of time to obtain planning consent, and once this is in place, the sale will progress toward completion.

The Council is not inviting any bids or any detailed drawings at this stage, we are simply seeking to establish your interest in the Property and how you would propose to structure any transaction and thereafter phase any development.





## Description

The subject property comprises agricultural land, extending to approximately 15.28 Ha (37.75 acres). The Property is situated between the village of Llysfaen and the coastal town of Old Colwyn, just off Berth Y Glyd Road and Peulwys Road.

Old Colwyn is a town located along the A55 corridor that, along with other nearby settlements, Colwyn Bay, Mochdre and Rhos on Sea, has a population of circa 30,000 and is the second largest community and business centre in North Wales. Llysfaen is a rural village located in an elevated position, just to the South of Old Colwyn, approximately 1.8 miles from the centre of its neighbouring town.

The subject site is well served with local amenities, with three secondary schools at nearby Colwyn Bay (one private and two state) and a variety of primary schools, including the nearby Ysgol Tan Y Marian and Cynfran schools. There are some of the best sports and recreation facilities in North Wales located within 1.5 miles at the popular Eirias Park, and there are a number of community facilities nearby including a library, several community centres and public parkland and nature reserves. The site is located less than 1 mile from the coast and a popular promenade and beach area that includes the landmark Porth Eirias leisure development and provides a pedestrian link with Rhos on Sea in the West to Abergele in the East, and provides access further afield to Llandudno Conwy and Abergele along the North Wales Coast Path.

The town centre of Colwyn Bay is around 2.5 miles from the site and provides one of North Wales' commercial centres with many private businesses and organisations headquartered in the town.

Within 3 miles of the Property is the new Conwy County Borough Council office at Coed Pella that is home to over 700 staff, and just over 1.5 miles is the regional headquarters for North Wales Police. The North Wales headquarters of Welsh Government is located within 6 miles of the property, St Asaph Business Park is located 10 miles away and Abergele Business Park 4 miles.

By car, the main access road to the site is Berth Y Glyd Road, and this links with the A55 North Wales Expressway within 2 miles via the A547. The A55 is the main link road in the region and links the area with the North West of England to the East and via the port of Holyhead, Ireland in the West. The nearest train station is at Colwyn Bay and this is along the North Wales Coast Line. By car and by train Chester is less than 50 minutes away and Manchester is less than 2 hours by train and just over 90 minutes by car. Popular destinations in the Snowdonia National Park such as Betws Y Coed are around 40 minutes away.



Indicative scheme layout

## Planning

The site is allocated for residential uses in the Conwy Local Development Plan.

The Council has prepared Supplementary Planning Guidance LDP37: Ty Mawr Development Brief to set out its requirements for development of the site, prior to submission of planning applications, thereby assisting prospective developers by highlighting the associated opportunities and constraints with the allocated site.

This document is available via the site link at:

[www.conwy.gov.uk/estates](http://www.conwy.gov.uk/estates)

## Tenure

Freehold and registered under title reference CYM445881.

There is a Tenant in occupation under a Farm Business Tenancy . Notice will be served to bring this Farm Business Tenancy to an end with effect from 01/04/2021 in order that vacant possession can be provided ahead of any sale.

The Authority will not be responsible for maintaining or moreso retaining any public open space as part of a development.

## Technical Information

A comprehensive technical information pack will be provided at sealed bids phase allowing interested parties to make fully informed bids for the Property.

## Affordable housing

The Development Brief outlines a requirement to provide 30% of all housing on site to be affordable.

In order to provide certainty to any developer, the Council has selected Cartrefi Conwy to be the affordable housing partner at this development.

## Viewings / Meeting with the Council

The site can be viewed by prior arrangement with the Council. No access to the site is permitted without the Council's and the Tenant's consent.

## Expressions of Interest

Expressions of interest should be submitted on the form provided by the Council and in accordance with instructions detailed within the form.

## Timing

The following table illustrates the Council's draft anticipated timings for the sale process. This will be updated following the expressions of interest process and included in updated form in the sealed bids information pack.

Date	Key Actions
September 2019	Release of marketing details
18 October 2019	Final date for submission
November 2019	Meetings or telephone conferences
Early 2020	Invitation to submit offer
Spring 2020	Preferred developer selected

## Contact

Parties wishing to discuss their interest are advised to make contact via: [estates@conwy.gov.uk](mailto:estates@conwy.gov.uk)

## 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