

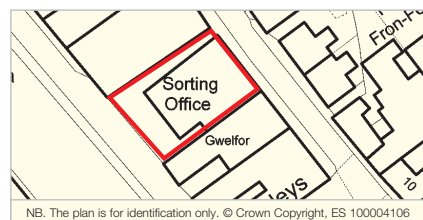
## Barmouth

**Ex Royal Mail Sorting Office, now known as Mailing Chambers, King Edward Street & Sorting Chambers, Park Road, Gwynedd, North Wales LL42 1AO & LL42 1PH**

- **A Freehold End of Terrace Building Occupying a Town Centre Location and Benefitting from Partial Sea Views**
- Planning Permission for Conversion and Extension of Existing Building to provide Ten Self-Contained Flats (2 x Studio, 2 x One Bedroom, 5 x Two Bedroom and 1 x Four Bedroom Flats)
- Proposed Accommodation extending (GIA) to Approximately 606 sq m (6,523 sq ft)
- Site Area Approximately 0.044 Hectares (0.110 Acres)

## Vacant Possession

### BY ORDER OF TRUSTEES



### To View

Please call Joint Auctioneers.

### Joint Auctioneer

Sanderson Estate Agents.  
Tel: 01341 281599.

### Seller's Solicitor

Messrs Wallace & Partners  
(Ref: Mrs B Fakhrai).  
Tel: 0207 467 8732.  
Email: bibi.fakhrai@wallace.co.uk

### VACANT – Freehold Building with Planning Permission



### Tenure

Freehold.

### Location

The property is situated between and benefits from frontages to both the west side of King Edward Street (A496) and the east side of Park Road in the centre of Barmouth, within close proximity of its shops, railway station and the beach. Barmouth is a seaside town located on the western edge of the Snowdonia National Park and sits astride a long sandy beach and picturesque harbour that is bordered by the beautiful Mawddach Estuary. Barmouth is a popular holiday destination during the summer months and offers access to many leisure opportunities within the area, including walking and other outdoor activities. Rail services run from Barmouth Station, whilst Shrewsbury, the M54 Motorway, Birmingham and The West Midlands are accessible to the east via the nearby A458.

### Description

The property comprises a stone built end of terrace building that was constructed in the 1880s and is arranged over lower ground (street level to Park Road), upper ground (street level to King Edward Street), first and attic floors beneath a part pitched and part flat roof. The property fronts both King Edward Street and Park Road, where there is a gated yard, and the property occupies a sloping site extending to approximately 0.044 hectares (0.110 acres). The building is split into two separate units, with the part fronting King Edward Street having most recently been used as offices, whilst the accommodation fronting Park Road was formerly used as the Royal Mail sorting office. The property is to be offered with the benefit of planning permission for conversion and extension of the existing building to create ten self-contained flats, with eight parking spaces.

### Proposed Accommodation

A schedule of proposed accommodation in respect of the most recent planning consent is set out opposite.

### Planning

Local Planning Authority: Gwynedd Council.  
Tel: 01766 771000.

The property benefits from planning permissions:

- 1) Application No: C14/0633/00/LL dated 7th December 2014 for: 'Change of use of part of building to create a total of 6 self-contained living units, which include 1 x three bedroom units, 3 x two bedroom units and 2 x one bedroom units, together with storage space, external alterations, provision of bin and bike storage and creation of 6 parking spaces and removal of boundary wall with the highway'.
- 2) Application No: C15/0005/00/LL dated 5th February 2015 for: 'Variations of planning consent to increase number of self-contained residential units from 6 to 7 units together with second floor extension'.
- 3) Application No: C15/1002/00/LL dated 19th November 2015 for: 'Variation of planning permission reference C:15/0005/00/LL to increase the number of self-contained residential units from 7 to 10, together with two balconies and roof terraces on rear elevation'.

NB. There is no affordable housing element to these schemes, nor are there any holiday restrictions on use.

A copy of the proposed floor plans is available for inspection at [www.allstop.co.uk](http://www.allstop.co.uk)

### VAT

VAT is applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allstop.co.uk](http://www.allstop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.





Unit	Floor	Accommodation	Approximate GIA
Sorting Chambers			
A1	Lower Ground	Open Plan Reception/Dining Room with Kitchen Area with Two Bedrooms and Bathroom off, Two Parking Spaces	64 sq m (689 sq ft)
A2	Upper Ground	Open Plan Reception/Dining Room with Kitchen Area with Two Bedrooms and Bathroom off, Balcony and Parking Space	64 sq m (689 sq ft)
A3	First	Open Plan Reception/Dining Room with Kitchen Area with Two Bedrooms and Bathroom off, Balcony and Parking Space	69 sq m (743 sq ft)
Mailing Chambers			
B1	Upper Ground	Reception Room, Two Bedrooms, Kitchen, Shower Room	52 sq m (560 sq ft)
B2	Upper Ground	Studio Room with Kitchen off, Shower Room	30 sq m (323 sq ft)
B3	Lower Ground and Upper Ground	Lower Ground – Living Area through to Kitchen, Separate WC, Parking Space Upper Ground – Two Bedrooms, Bathroom	81 sq m (872 sq ft)
B4	First	Reception Room, Bedroom, Kitchen, Shower Room	52 sq m (560 sq ft)
B5	First	Reception Room with Kitchen Area, Bedroom, Bathroom	43 sq m (463 sq ft)
B6	Second/Attic	Open Plan Reception/Dining Room with Kitchen Area through to Roof Terrace, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms, Bathroom, Two Parking Spaces	123 sq m (1,324 sq ft)
B7	First	Studio Room with Kitchen off, Shower Room	30 sq m (323 sq ft)