

ON BEHALF OF NORTH WEST WALES NHS TRUST

**MINFFORDD HOSPITAL
BANGOR, GWYNEDD,
LL57 4DW**



A FORMER COMMUNITY HOSPITAL

1,106 SQ M (11,905 SQ FT)

ON A SITE OF 1.1 HECTARES (2.66 ACRES)

**SUITABLE FOR HEALTHCARE/
EMPLOYMENT USES**

FOR SALE

Legat Owen
CHARTERED SURVEYORS
01244 408200
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LOCATION

Bangor is a vibrant university city, 9 miles north of Caernarfon, 21 miles of Llandudno and 23 miles east of Holyhead.

The A55(T) passes to the south of Bangor and provides a dual carriageway route across North Wales connecting the port of Holyhead in the West to Chester and the M56 in the east.

The subject property is situated in a semi rural location, approximately 1 mile to the south of Bangor town centre, and 1.5 miles from Junction 11 of the A55.

The property is approached via Ffordd Hendrewen which is accessed off Caernarfon road (A4087).

DESCRIPTION

The property comprises a former community hospital set within an attractive landscaped site, surrounded by a perimeter stone wall.

The buildings are principally of stone and slate construction although a more recent addition incorporates brick elevations.

The internal configuration of the buildings accords with the former use of the site as a community hospital.

The site occupies a semi rural location in a relatively elevated position and enjoys views over the Snowdonia National Park.

ACCOMMODATION

The buildings on site have combined gross internal area of 1,106 sq m (11,905 sq ft).

The property sits on a site of approximately 1.08 hectares (2.66 acres).

TENURE

The property is offered for sale freehold, expressions of interest sought.

PLANNING

Discussions with Gwynedd County Council indicate that current planning policy promotes the re-use of the buildings for healthcare or employment related uses.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate is available to interested parties as part of the technical pack.

FURTHER INFORMATION

A CD rom containing background information on the site is available upon application.

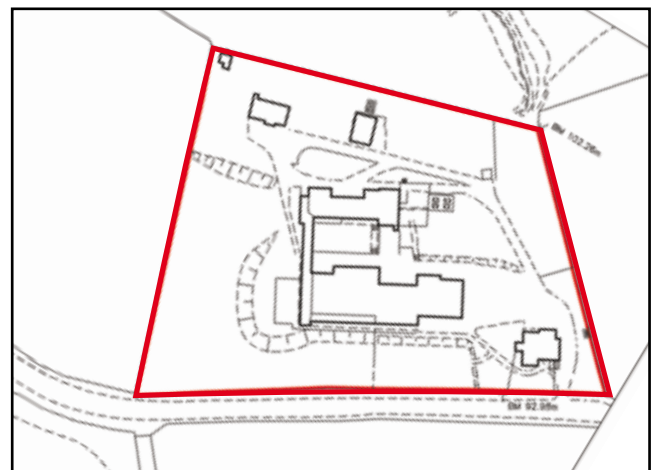
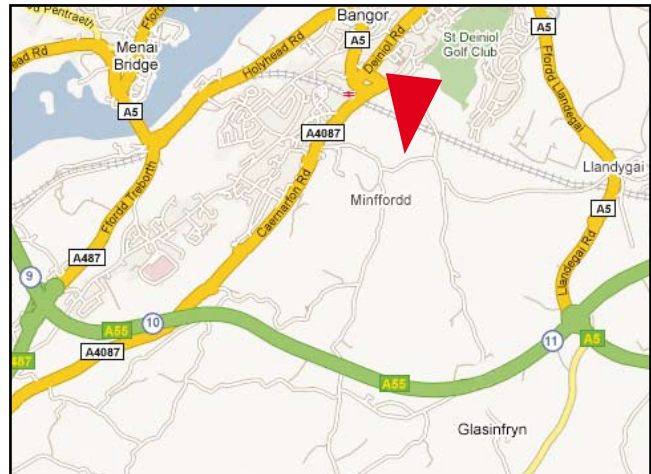
LEGAL COSTS

Each party will bear their own legal costs.

Subject to Contract

Date of publication May 2009

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



VIEWING

Strictly by prior appointment with the sole agents Legat Owen. Contact: Stephen Wade: scw@legatowen.co.uk

