

Ref:
EIDDO/EMT/X329

FOR SALE BY WAY OF TENDER – Best and final offers

Neuadd Buddug, Y Bala

Address

**Neuadd Buddug
10 Pensarn Road
Bala
Gwynedd
LL23 7SR**



Location

Bala is a market town within the county of Gwynedd and Eryri National Park. It is bisected by the A494 road which links the towns of Dolgellau and Corwen. The town is located at the northern head of Llyn Tegid, a renowned location for water based recreational and sporting activities.

Description

The property is a prominent local building that was formerly used as a cinema. The property pre-dominantly comprises a two-storey stone-built building arranged under a pitched slate roof with attached concrete flat roofed extensions to the front elevation of the building.

Adjoining the building on its eastern elevation is a parcel of land used by residents of Heol Pensarn for parking. This land is made up of gravel with some grass coverage. The garages are separately owned and therefore are not included in the sale.

Floor area:

The property has an approximate floor area of 440 sq m (4,736 sq ft).

Services

The property is serviced by mains drainage, water, and electricity. No assurances or guarantees can be made in respect of the condition of the services and their connections. It is the buyer's responsibility to satisfy themselves in relation to the condition of the services.

Tenure

The property is to be sold freehold subject to a prescriptive right for neighbours to park their vehicles on the adjoining land. The garages do not form part of the legal title.

These details do not constitute any part of an offer or contract and should not be relied on as statements or representations of fact.

All measurements are approximate. Prospective purchasers should verify the measurements and other information which is provided for guidance only.

The Council do not undertake to accept the highest or any other offer.

Energy Performance Certificate

Awaiting certificate.

Planning

All planning enquiries should be directed to Snowdonia National Park rather than Cyngor Gwynedd as the regional planning authority: -

Tel: 01766 770 274

E-mail: parc@eryri.llyw.cymru

Rates

We have been unable to obtain a record of the Valuation Office Agency's rating assessment for the Property. We therefore strongly advise that interested parties undertake their own investigations in respect of the property's Rateable Value.

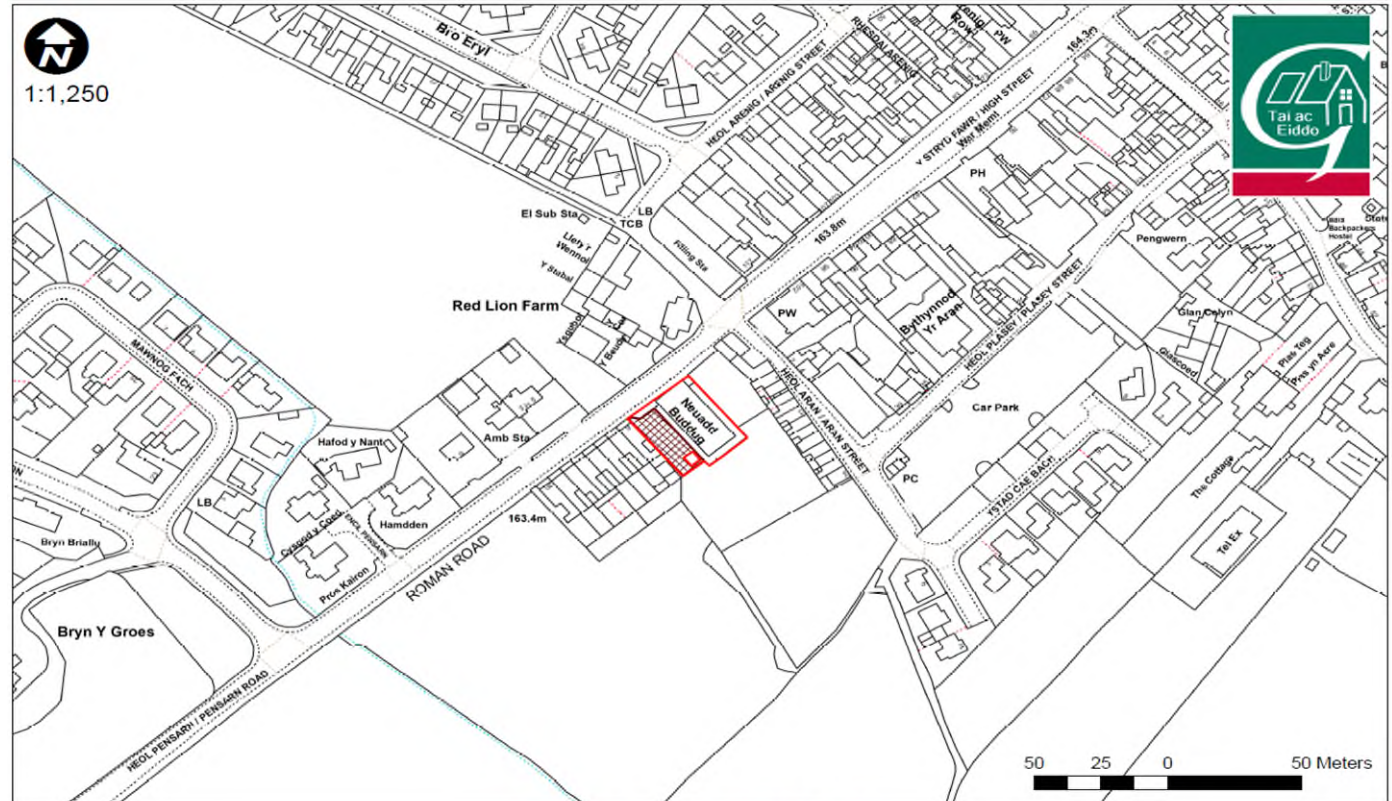
Special Conditions

The property is to be sold in its current condition. The Council as vendor will not undertake any works to the property prior to disposal.

Legal Costs

The successful applicant will be required to cover the Council's legal costs. The fee would be a set fee of either £1,000 or 0.60% of the sale price (whichever sum the greatest). Costs are to be confirmed upon successful tender.

Site Plan



Neuadd Buddug, Bala

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Housing and Property Department

The above plan is an approximate visual guide only.

The exact title boundaries should be verified with your legal advisers.

The detached garages which do not form part of the title, are edged in red on the plan whilst the area subject to prescriptive rights is crosshatched in brown.

Applications and Enquiries

Applications should be submitted on the enclosed tender form and returned in the enclosed envelope to the Estate Manager, Housing and Property Department, Gwynedd Council, Caernarfon, LL55 1SH.

The closing date for tender applications is **12:00pm on the 27th of March 2025.**

Viewings are to be arranged by appointment only and are to be undertaken on viewing days commencing the week of the 17th of March. Exact dates and time are to be confirmed upon enquiry.

For further enquiries, please contact The Estates Unit on (01766) 771000, or stadau@gwynedd.llyw.cymru.

Offers should be submitted using the official tender form provided on the Council's website. Offers will not be accepted should they not be submitted in the appropriate manner.

Completing the Purchase

The successful tenderer will be required to provide proof of finance **within one month** of receiving a written offer from the Council and go on to complete the purchase **within three months** of receiving confirmation of acceptance of the offer from the Council.

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