

Ref: SD 2701

## **Prime Renovation Opportunity - £1,000,000**

**1 - 9 Station Road & Land at York Road, Deganwy**



**Very rarely available, a prime Redevelopment opportunity has arisen. After a planning meeting on the 18/06/2025 Conwy Council Planning Committee resolved to grant consent for the redevelopment of the site to provide 19 apartments. 25k deposit secures site for 3 months**

**FOR SALE**  
**£1,000,000 FOR SALE**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
VAT Reg No. 490 1639 43

Tel: (01492) 534881  
Email: [anyone@stdavidsproperty.com](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

Most of the apartments have striking views of the Conwy River, Castle and the Golf Courses.

Full details maybe obtained on Conwy Council's planning portal under reference number 0/51920.

Matt Jones Architects have dealt with great diligence to obtain the resolution to grant planning and his office is on Station Road, Deganwy, LL31 9EJ.

Jamie Bradshaw of Axis Planning Consultants has been invaluable in obtaining the resolution also.

Details of the apartments are as follows:-

Ground Floor area includes a communal courtyard area, undercroft binstore, plant room, bike mobility store. Lift from level 1 to level 4.

#### Ground Floor Level

Flat 1 - 1075 square feet (2 bed, very spacious flat)  
Flat 2 - 1053 square feet (2 bed, very spacious flat)  
Flat 3 - 1102 square feet (2 beds)  
Flat 4 - 1091 square feet (2 beds)  
Flat 5 - 1070 square feet (2 beds)

Each Flat 1, 2, 3, 4 and 5 are on two floors.

#### First Floor – Level 2

Flat 6 - 757 square feet (2 beds)  
Flat 7 - 741 square feet (2 beds)  
Flat 8 - 789 square feet (2 beds)  
Flat 9 - 633 square feet (2 beds)  
Flat 10 - 795 square feet (2 beds)  
Flat 11 - 720 square feet (2 beds)  
Flat 12 - 841 square feet

#### Level 3

Flat 13 - 841 square feet (2 beds)  
Flat 14 - 720 square feet (2 beds)  
Flat 15 - 783 square feet (2 beds)  
Flat 16 - 757 square feet  
Flat 17 - 794 square feet (2 beds)

#### Level 4 (superb penthouse apartments)

Flat 18 - 720 square feet (2 beds)  
Flat 19 - 780 square feet (2 beds)

**VIEWING BY APPOINTMENT ONLY**

**£1 Million**

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial 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/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. July 2025. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

**FOR SALE**

**£1,000,000 FOR SALE**