

haf jones & pegler

gwerthwyr tai • estate agents



Hen Banc Midland
29 High Street, Llanberis, LL55 4EU

£155,000



www.hafjonesandpegler.co.uk

317 High Street ■ Bangor ■ Gwynedd ■ LL57 1YA ■ 01248 364 422
sales@hafjonesandpegler.co.uk

Property Description

A substantial former bank situated on the High Street in the sought after village of Llanberis, with planning permission to convert to 4 apartments with 2 off road parking spaces.

The apartments will briefly comprise to the ground floor two 1 bedroom apartments, to the first floor a 2 bedroom apartment and a second floor 1 bedroom apartment.

The building has gas connected and has a yard to the rear.

The first and second floor apartments benefit from glimpses to Padarn Lake and the Quarry.

Planning Reference C17/0966/15/LL

Directions

Proceed into Llanberis and along the High Street passing V12 climbing shop on the your right, the former bank will then be seen on your right hand side.



MISREPRESENTATION ACT 1967

These particulars are issued by Haf Jones & Pegler on the understanding that: (1) the particulars are set out as a general guidance for intending purchasers or lessees and do not constitute, or constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Haf Jones & Pegler has any authority to make or give any warranty whatever in this property; (4) neither Haf Jones & Pegler nor the vendors of the property shall be responsible for any expense that may be incurred in visiting the property should it prove to be unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing.



DYBLYGEB/DUPLICATE

I/TO:
GERAINT EFANS
GERAINT EFANS PENSAR
Yr Hen Ysgol
Brynrefail
Caernarfon
Gwynedd
LL553NR

Ymgeisydd/Applicant:
STEVEN ROBERTS
1, CEUNANT STREET
LLANBERIS
CAERNARFON
LL554SP

(COUNCIL)

Cais Rhif: C17/0966/15/LL
Application Number:

Cofrestrwyd: 05/10/2017
Registered:

**DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN AND COUNTRY PLANNING ACT 1990**

**GORCHYMYN (DATBLYGU YN GYFFREDINOL A GANIATEIR) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

**GORCHYMYN (TREFNIADAETH DATBLYGU CYFFREDINOL) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

Mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn **CANIATAU** y datblygiad a geisiwyd gennych, sef:

*The above named Council being the Local Planning Authority **HEREBY PERMIT** the development proposed by you, namely:*

Bwriad/Proposal Newid defnydd banc i ddau fflat a newid maisonette presennol i ddau fflat gyda newidiadau cysylltiedig / Change of use of bank to two flats and change existing maisonette to two flats and associated changes
Lleoliad/Location HSBC Bank House, 29, Stryd Fawr, LLANBERIS, LL55 4EU

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 05/02/2018 yn ddarostyngedig i'r amod(au) a nodir trosodd:

in accordance with the application and plans decided on 05/02/2018 subject to the condition(s) specified over :

K.A. SUE

ar ran Pennaeth Adran Amgylchedd
on behalf of the Head of Environment Department

Dyddiad/Date 08/02/2018

**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**

Cais Rhif: C17/0966/15/LL
Application Number:
Fersiwn / Version 1

Tudalen/Page:1



Pwysig: Cymerwch sylw

Mae Cyngor Gwynedd yn monitro datblygiadau i sicrhau cydymffurfiaeth gydag amodau cynllunio. Gall peidio cydymffurfio ag amodau neu newidiadau heb ganiatâd i'r cynlluniau a ganiatawyd, wneud y caniatâd yn annilys. Os nad ydych yn siŵr cysylltwch â'r Awdurdod Cynllunio Lleol am gyngor.

Important: Take note

Gwynedd Council monitors developments to ensure compliance with planning conditions. Non compliance with conditions or unauthorised variations to the approved plans could invalidate the consent hereby approved. If in doubt please contact the Local Planning Authority for advice.

Amodau/Conditions:

1. Rhaid cychwyn ar y datblygiad y cyfeirir ato yn y caniatâd hwn dim hwyrach na PHUM mlynedd o ddyddiad y caniatâd.

The development to which this permission relates shall be begun not later than FIVE years from the date of this permission.

2. Cwblheir y datblygiad a ganiateir drwy hyn yn llwyr unol â'r manylion a ddangosir ar gynllun(iau) rhif Cynllun Lleoliad, FB 05A, FB06 & FB 07 a gyflwynwyd i'r Awdurdod Cynllunio Lleol, ac a gynhwysir yn y ffurflen gais ac mewn unrhyw ddogfennau eraill gyda'r cais, os nad oes amod(au) sy'n ei diwygio wedi ei gynnwys ar y dyfarniad cynllunio hwn.

The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered LOfcation Plan, FB 05A, FB06 & FB 07 submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this planning decision notice.

3. Ni chaniateir i ddŵr wyneb o unrhyw gynnydd yn arwynebedd to yr adeilad /neu wynebau di-draidd o fewn ei gwrtil ddraenio'n uniongyrchol neu'n anuniongyrchol i'r gyfundrefn garthffos gyhoeddus.

No surface water from any increase in the roof area of the building / or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Y rhesymau am ddyfarniad y Cyngor i ganiatáu y datblygiad yn ddarostyngedig i'r amodau a nodwyd eisoes ydyw:

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:

1. Er cydymffurfio â Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Cydymffurfio a darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory

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IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



development of the site and to safeguard the visual amenities of the area.

3. I atal goriwytho hydrolig o'r gyfundrefn garthffos gyhoeddus, amddiffyn iechyd a diogelwch trigolion presennol ac er sicrhau dim niwed i'r amgylchedd.

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no detriment to the environment.

Tynnir sylw'r ymgeisydd i lythyr Dwr Cymru dyddiedig 13/10/17 a'r angen i sicrhau bod y datblygiad yn cydymffurfio â'r amodau a gynhwysir ynddo.

The applicant's attention is drawn to Welsh Water's letter dated 13/10/17 and the need to ensure that the development conforms with the conditions contained therein.

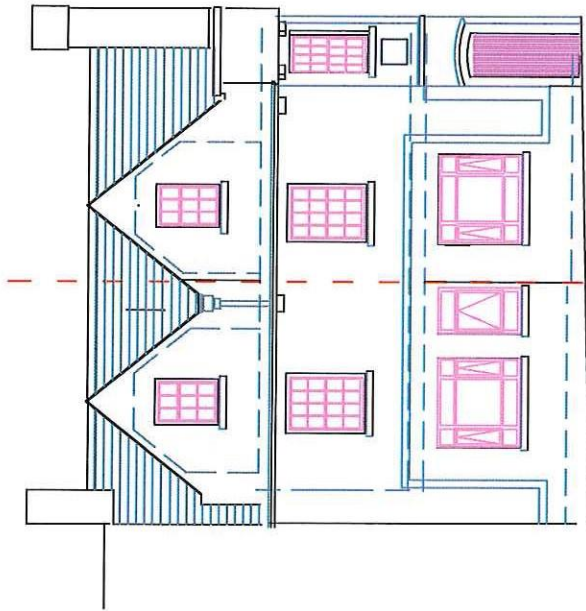
NODYN: Cyfarwyddir yr ymgeisydd i ysgrifennu i'r Rheolwr Gwaith Stryd i gael hawl o dan Adran 171/184 o'r Ddeddf Priffyrdd 1980, i gario unrhyw waith allan o fewn y palmant / ymyl glas sydd yn angenrheidiol i adeiladu'r fynedfa.

NOTE: The applicant should be advised to apply in writing to the Street Works Manager for the necessary consent, as required under Section 171/184 of the Highways Act 1980, to carry out work within the footway/verge for the formation of the access.

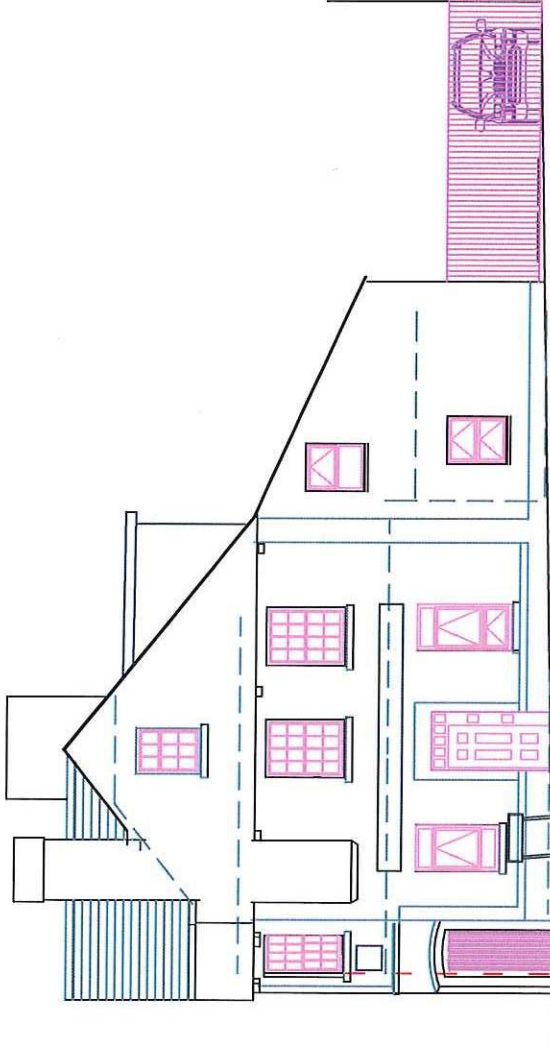
Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: Polisi PCYFF 2, PCYFF 3, TAI 2, PS18, TRA 2 & TRA 4 o'r Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn 2011-2026 mabwysiadwyd 31 Gorffennaf 2017

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: Policy PCYFF 2, PCYFF 3, TAI 2, PS18, TRA 2 & TRA 4 of the Gwynedd and Anglesey Joint Local Development Plan 2011-26 adopted 31 July 2017

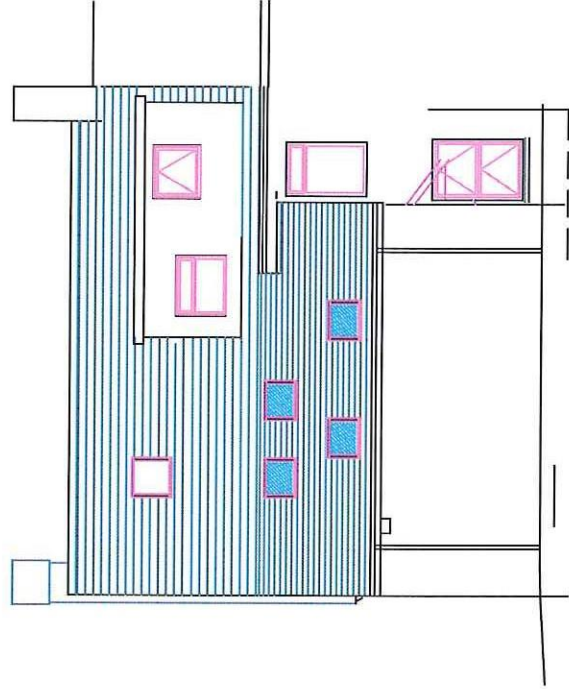
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DRYCHAD STRYD FAWR ELEVATION



DRYCHAD STRYD TURNER ELEVATION



DRYCHAD CEFN REAR ELEVATION



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NEWIDAU/AMENDMENTS RHODRHYD/RESED
GERANT EFANS PENSAR
ARCHITECTS



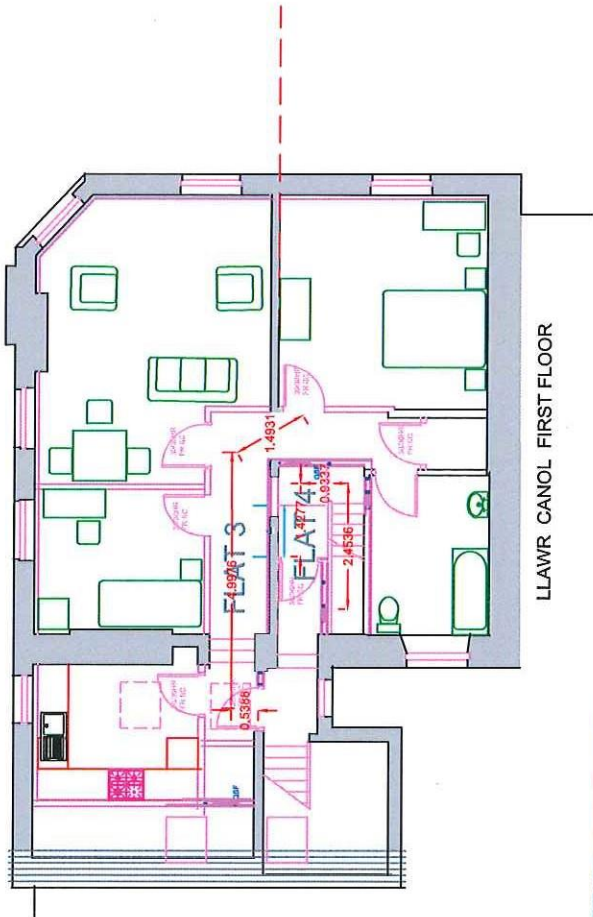
YR HEN YSGOL * BRYNREFAIL
GWYNEDD * LL55 3NR
TEL 01286 685483
www.efans@gerant-efans.com

PROJECT
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STRYD FAWR
LLANERIS

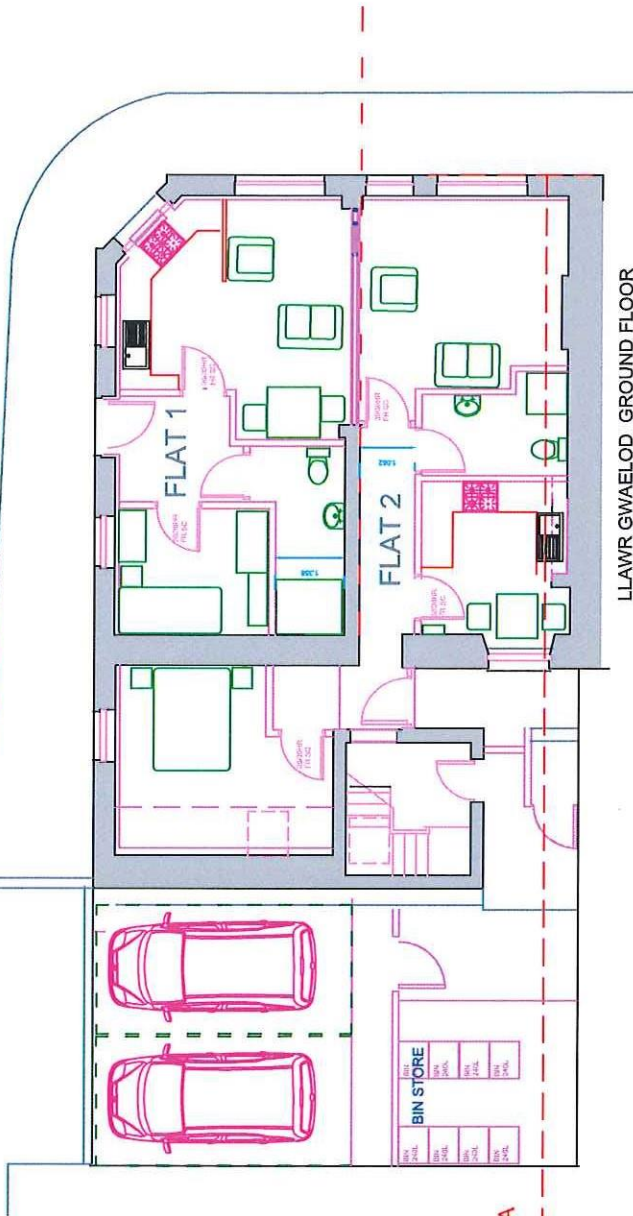
PROPOSED ELEVATIONS

GRADDFA 1:100@A3 RHF DRE NO.
DYDIAD 15/09/2017
DYLUNWYD GE

JOB/BENCH/LLB/
FB.07.



DROP KERB



LLAWR GWAELOD GROUND FLOOR

© HANG PANT GERANT LLW FFAW 2017

A means of escape 21/08/2017

CLE 18/09/2017

NEW/DRAWN/AMENDMENTS

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ARCHITECTS



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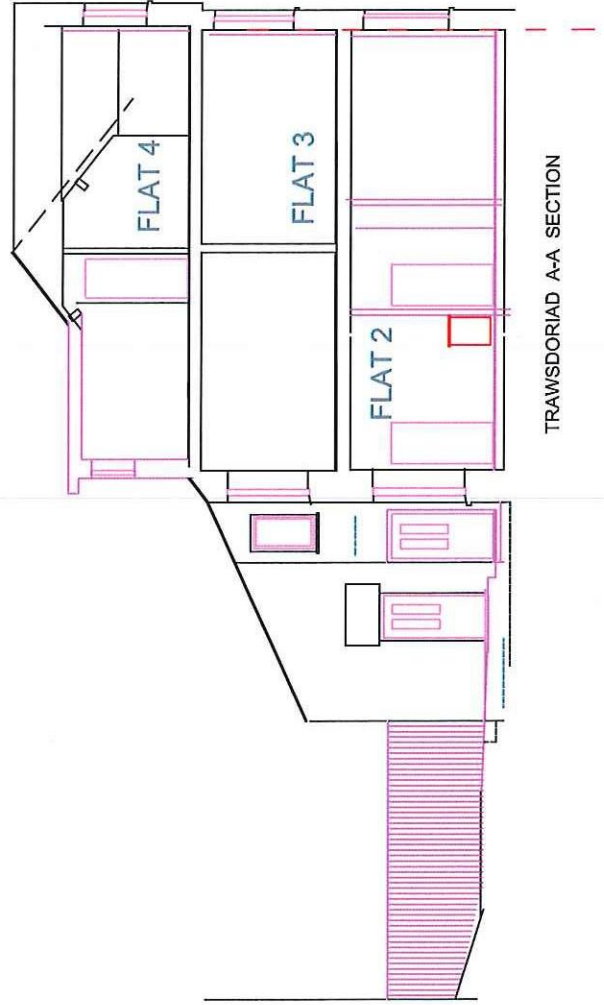
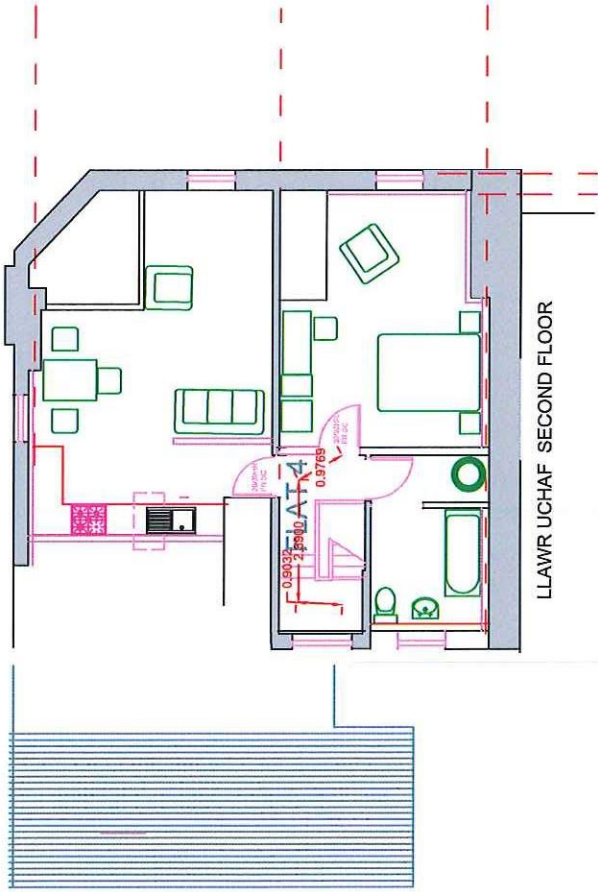
PROJECT
HEN BANC MIDLAND
STRYD FAWR
LLANBERIS

PROPOSED GRD FIRST
FLOOR PLANS

GRADCPA 1:100@A3 RHP DRC INC.

DWGNO 15/09/2017

DRAWN BY
JOBENMIDDLB/
FB US. A



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NEWIDIAU/AMENDMENTS: RHODRHYD/ISSUED

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ARCHITECTS

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PROJECT:
HEN BANC MIDLAND
STRYD FAWR
LLANBERIS

PROPOSED SECOND FLOOR
PLANS SECTION

GRADFPA: 1:100@A3 RIF: DRING.
DYDDIAD: 15/09/2017
JOB: BNC/MID/LB/
DYLLIANYD: GE FB.06.



DATGANIAD MYNEDIAD ag ARGAELEDD
ACCESS STATEMENT

HEN BANC MIDLAND
STRYD FAWR
LLANBERIS, GWYNEDD

1. RHAGARWEINIAD

Gwaith Bwriedig

Newid defnydd y Banc ar y llawr gwaelod i ddwy fflat hunan gynhaliol a newid y fflat deulawr uwchben i ddwy fflat annibynol

1.1 LLEOLIAD

Mae'r safle wedi ei leoli ar cornel uniad Stryd Turner a'r Stryd Fawr yng nghanol Pentref Llanberis gyda pafin llydan i ddwy ochr yr adeilad

2. HYN Y BWRIEDIR

- 2. (a)** Bwriedir rhannu y fflat uwchben y Banc i ddwy gan defnyddio y grisiau presennol, bydd y fflat uchaf ag un ystafell wely gyda'r llall a dwy.
- 2. (b)** Bydd mynediad i'r ddwy fflat o'r cefn yr eiddo gan defnyddio grisiau presennol
- 2. (b)** Bydd Garej presennol yn cael ei thynnu i lawr a lle yn cael ei darparu ar gyfer dau gar i barcio
- 2. (c)** Mae y Banc yn cael ei droi i ddwy fflat, y ddwy gyda un ystafell wely gyda un yn llai na'r llall
- 2. (d)** Mae amrywiaeth yn y darpariaeth a bwriedir gosod yr unedau ar rent

3. SYMUDIAD

- 3. (a)** Mae gwasanaeth bws yn pasio ar hyd y Stryd Fawr gyda gwasanaeth i Gaernarfon, a Bangor.
- 3. (b)** Bydd mynediad i dri fflat o'r cefn gyda mynediad i un fflat yn uniongyrchol oddi ar Stryd Turner.
- 3. (c)** Bydd lle parcio yn cael ei gyflenwi ar gyfer dau gar.
- 3. (d)** Mae llefydd parcio ar y stryd a meysydd parcio ceir cyhoeddus

4. MYNEDIAD

- 4. (a) Fydd y mynediad presennol o'r cefn yr adeilad yn cael ei cadw i dri fflat, FFLAT 2, 3 a 4, sydd a stepiau oherwydd lefel uwch y ddaear tu allan.
- 4. (b) Bydd gwyneb caled yn arwain o'r lle parcio i'r fynedfa
- 4. (c) Bydd mynediad a trothwy lefel i'r FFLAT 1 a'r mynediad oddi ar pafin Stryd Turner gyda tu mewn yn galluogi i person mewn cadair olwyn symud o gwmpas.
- 4. (d) Bydd y gwaith o addasu yr Adeilad yn cydymffurfio o gofynion y Rheolau Adeiladu

GERAINT EFANS PENSAER

26.09.2017

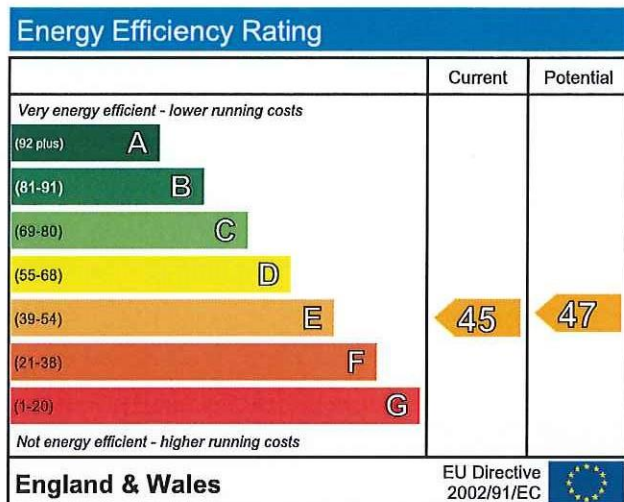
Energy Performance Certificate



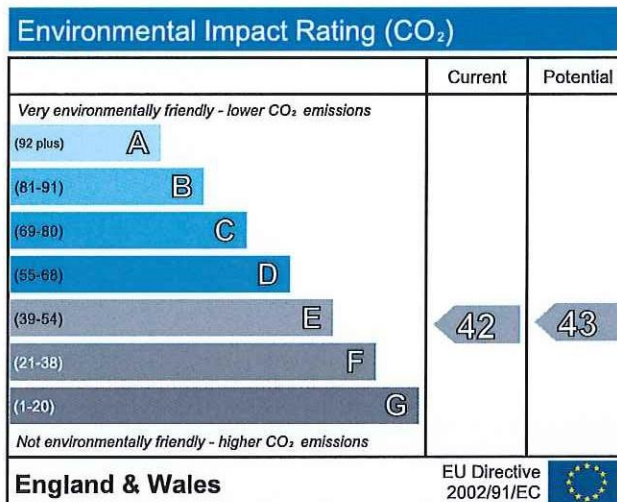
29 High Street
Llanberis
CAERNARFON
Gwynedd
LL55 4EU

Dwelling type: Top-floor maisonette
Date of assessment: 19 March 2009
Date of certificate: 19 March 2009
Reference number: 9918-2010-6227-5791-4014
Total floor area: 151 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	357 kWh/m ² per year	349 kWh/m ² per year
Carbon dioxide emissions	9.0 tonnes per year	8.8 tonnes per year
Lighting	£149 per year	£78 per year
Heating	£1193 per year	£1210 per year
Hot water	£139 per year	£139 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome