



# Design & Build Public House and Hotel

2.5 acres (1 HA)

Murmur Y Mor, Aberdaron Road,  
Mynytho, Abersoch LL53 7RH

Osborne  
House

Osborne  
House



# Location

Murmur Y Mor is located on the edge of the village of Mynytho which is 3.5 miles north of Abersoch, 5.5 miles west of Pwllheli, 10 miles south east of Aberdaron and 10.5 miles south of Nefyn, fronting the busy B4413 between Llanbedrog and Aberdaron. Mynytho has a population of 1,400 (2021 Census) and a population of approximately 8,000 within a 5 mile radius. In addition, there is considerable increase due to tourism in the Gwynedd region amounting to some 7.81 million visitors a year generating £1.3 Billion and employing 15,000 within the sector (Welsh Tourism board 2024). Historically these visitors were predominantly confined to the Summer but in more recent years they have become more evenly spread throughout the year.

Abersoch is well known as a tourist destination with corresponding high property prices which has resulted in many of the town's old established hotels giving way to new residential development. As a result, it is now considered that there is a shortage of modern hotel accommodation in the area and the proposed development at Murmur Y Mor is an opportunity to provide some much needed purpose built accommodation. There are no other public houses in Mynytho and there is an opportunity here to provide something individual with stunning views, adjacent to a busy road with easy access throughout the Llyn Peninsula.



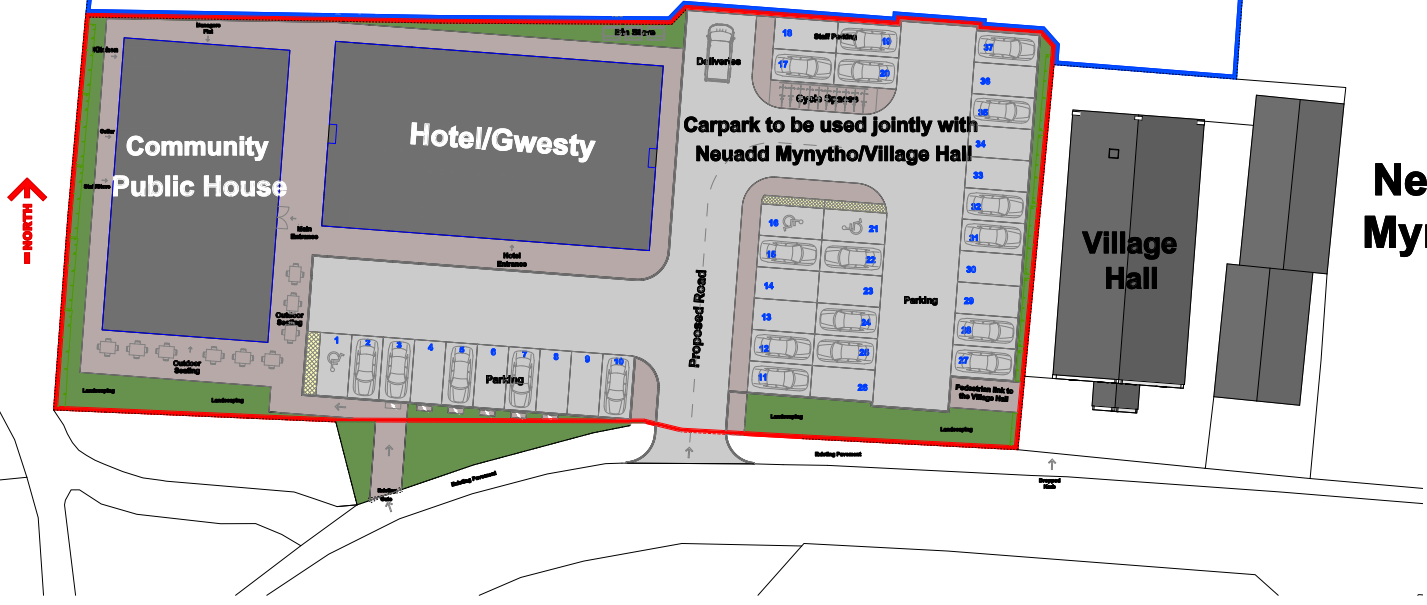




Proposed Site Block Plan  
1:200 @ A1

Schedule of Areas:-		Total Footprint (m2)	Total GIA (m2)	Total GIA (sqft)
Single Storey Public House	Ground Floor	307	285	3,068
21 Bed Hotel/Gwesty	Ground Floor	382	357	3,843
	Hotel/Gwesty Total	N/A	714	7,685
<b>TOTAL</b>		<b>689 m2</b>	<b>999 m2</b>	<b>10,753 sqft</b>

**Biodiversity Enhancement Area**



**Neuadd Mynytho**



PLANNING APPLICATION DRAWING



**THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW COMMUNITY PUBLIC HOUSE, HOTEL & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL.  
LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH  
PROPOSED OUTLINE SITE BLOCK PLAN**

DRAWING TITLE: PROPOSED OUTLINE SITE BLOCK PLAN	DATE: 06/10/2024
CLIENT: OSBORNE HOUSE LTD	SCALE: AS SHOWN @ A1
PROJECT: PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME: PLANNING021
DRAWING NO.: 827.2/OBH/200/03	DRAWN BY: RAJ
	REV: -

Indicative Layout



Indicative Layout



# Description

The Public House and Hotel will be constructed on a Design & Build basis and offered on either Freehold or Leasehold. Possible layout plans are attached together with location plans.

# Planning

Discussions are currently underway with Gwynedd Council regarding demolition of the existing buildings and proposed new ones together with an adjoining car park to be in joint use with the adjacent Neuadd Pentref Village Hall.





## Tenure

Freehold

## Terms

To be discussed in line with the Design & Build specification.

## Legal Costs

Each Party to be responsible for payment of their own.

## Subject To Contract & Planning

JGF/JRB/NOV2024

Inspection:

Johnny Jones

07774 830956

info@llynbuilders.com



Surveyor:

John G. Fifield, FRICS

07970 723522

john.fifield@fifieldglyn.com

Misrepresentation Act 1967: Fifield Glyn Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Fifield Glyn Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT unless stated otherwise.