

Attachments. ATISN 27491

Q1 and 2.

Email to the deputy Town Clerk Towyn and Kinmel Bay Town Council 10 June 2026 :-

Hi XXXX.

Welsh Government land is registered with HM Land Registry and as such is a public record. That would include a range of holdings including infrastructure and other land interests.

However, can I assume your specific interest is in relation to the land that was the subject of our email exchange in December last year (copy above) ?

I have included some map extracts with the relevant title numbers:

WA426808



CYM509109



CYM174313



CYM224777



CYM255246



Adopted highways are the responsibility of the highway authority (Conwy Council) but the majority of the land continues in direct Welsh Government management.

Kind Regards

Q3

Document regarding 2008 purchase.

Transfer of whole
of registered title(s)

Land Registry

TR

1. Stamp Duty

Place "X" in the appropriate box or boxes and complete the appropriate certificate.

- ☐ It is certified that this instrument falls within category ☐ in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- ☐ It is certified that the transaction effected does not form part of a larger transaction or of a series of Transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £
- ☐ It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title Number(s) of the Property *Leave blank if not yet registered.*
CYM174313, CYM255246 and CYM 224777

3. Property
Red Lees and Adjoining Land Park Avenue Kinmel Bay Rhyl LL18 5HD

4. Date 26th August 2008

5. Transferor *Give full name(s) and company's registered number, if any.*

6. Transferee for entry on the register *Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*
The Welsh Ministers

Unless otherwise arranged with Land Registry headquarters, a certified copy of the Transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Act.

7. Transferee's intended address(es) for service (including postcode) for entry on the register *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*
1. Director of Legal Services Welsh Assembly Government Crown Buildings Cathays Park Cardiff CF10 3NQ
2. Commercial Legal Services Welsh Assembly Government Trafalgar House 5 Fitzalan Place Cardiff CF24 0ED
3. Commercial Legal Services Welsh Assembly Government DX149420 Cardiff 33

8. The Transferor transfers the Property to the Transferee

9. Consideration *Place "X" in the appropriate box. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.*

- ☒ The Transferor has received from the Transferee for the Property the sum of *In words and figures.*
- ☐ Insert other receipt as appropriate.
- ☐ The transfer is not for money or anything which has a monetary value

10. The Transferor transfers with. Place "X" in the appropriate box and add any modifications.

☒ full title guarantee ☒ limited title guarantee

In respect of Title Numbers CYM 174313 and CYM255246 In respect of Title Numbers CYM 224777

11. Declaration of trust. Where there is more than one Transferee, place "X" in the appropriate box.

☐ The Transferees are to hold the Property on trust for themselves as joint tenants

☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares

☐ The Transferees are to hold the Property. Complete as necessary.

11. Additional Provisions. Insert here any required or permitted statements, covenants or applications and any agreed covenants, declarations, etc.

12. Indemnity Covenant

The Transferee for the purpose of affording to the Transferor a full and sufficient indemnity but not further or otherwise hereby covenants with the Transferor that the Transferee and the persons deriving title under it will from the date hereof observe and perform the covenants contained or referred to in the Charges Register of the above title numbers insofar as the same relate to the Property and are still subsisting and capable of being enforced and will indemnify and keep indemnified the Transferor and her estate and effects from and against all actions claims and demands in respect thereof

11. Execution. The Transferee must execute this transfer as a deed using the space below. If there is more than one Transferee, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee still of them, if there is more than one.

EXECUTED AS A DEED by MARTIN PAUL TOWNLEY in the presence of:

MARTIN PAUL TOWNLEY
KACINENWY
124 HIGH STREET
PILSTANTYN

Sign

EXECUTED AS A DEED by applying the seal of the Welsh Ministers.

The application of the seal of the Welsh Ministers is AUTHENTICATED by PATRICIA M. CLARKE Senior Lawyer who is duly authorised for that purpose by the Director of Legal Services by authority of the Welsh Ministers under section 90(2) of the Government of Wales Act 2006.

Signed.....

Name.....

Job Title.....



Q 6 / 7

FOI ATISN 24925 published August 2025

Dear XXXXX

Thank you for your request which was received on 10.07.2025. You asked for:

The current ownership status of Welsh Government land at Kinmel Bay LL18 5HD. Is that land currently being marketed or under offer or in negotiations with a 3rd party. Details of any proposed sale and method. Documents relating to a decision to dispose.

Our response

Welsh Government holds the freehold title to land parcels at the location you have identified. It is recorded at HM Land Registry under title numbers CYM509109 and WA426808 and as such is information already in the public domain.

The land has not been marketed for sale and there are no negotiations in place.

The land has not been declared surplus and as such we are not accepting nor inviting any formal offers to purchase at this time. Welsh Government has published a disposal guide which provides the general methodology for dealing with surplus land. Link:-

<https://www.gov.wales/sites/default/files/publications/2020-11/identification-and-disposal-of-welsh-government-non-core-surplus-land-and-buildings.pdf>

However, interest has been shown by Local Authority representatives. The relevant correspondence is attached in PDF format identified as 'Incoming' and 'Final Response'.

Attachments for above FOI request:- Incoming from Town Council :- 02/01/2024

Dear

RE: Towyn and Kinmel Bay / Conwy - Place Planning Land – Wales Gov Asset.

I am indebted to Darren Miller MS recommending I write to you in relation to our recent UK Gov grant funded Place Plan, the first such plan to be included in Conwy County Borough Council's Supplementary Planning Guidance.

A central part of our place plan is the creation of natural and community space in an area of Towyn and Kinmel Bay – known as Parc Hanes described from page 84 of the place plan in SPG (below link).

<https://www.conwy.gov.uk/en/Resident/Planning-Building-Control-and-Conservation/Strategic-Planning-Policy/Supplementary-planning-guidance-documents/Assets/documents/LDP44-Towyn-and-Kinmel-Bay-Place-Plan.pdf>

TKB residents are listed as deprived in the Welsh Index for poor health, low wealth, poor environment. The Parc Hanes land is currently used for light grazing and is inaccessible to residents, if the land could be released to the community, then our place plan partnership will have a significant opportunity to develop the area as envisaged for future generations across the region.

Development of our community over years has seen our large coastal regions densely packed with permeant caravans, residential property compression, unmade roads, little by way of green infrastructure or natural space for active travel, biodiversity improvement, natural wellbeing, flood risk and climate change mitigation.

While our Place Plan features many individual small projects with some in hand, the main feature is Parc Hanes. I understand that Wales Gov own Parc Hanes land and so I write to ask for the natural space to be made available for the Place Plan.

Kind regards,
XXXXX

Final response to Town Council: 16/01/2024

Dear XXXXX

Thank you for your letter of 2 January to the Minister for Finance and Local Government regarding Welsh Government held land at Kinmel Bay.

I understand the Community Council have been working with Conwy Council and will know that there have been communications with Land Division (which sits within my portfolio) regarding this matter. Land is a limited resource, so it is prudent and good practice that assets, particularly those in the development category, are thoroughly examined prior to any decisions on their future.

I recognise the importance of community space and taking opportunities to enhance the natural environment when they present themselves. To assist with any future decisions, my officials together with external advisors have been considering planning and associated matters. This work includes reports on the potential for flooding, involving assessment of all pertinent constraints including emerging technical advice notes and any alterations to local defences. When that information is to hand, officials will work through available options and examine how best they align to policy priorities.

Should the land become available it will follow the disposal path set out in our published guidance and for your convenience I attached a link to that document.

<https://www.gov.wales/sites/default/files/publications/2020-11/identification-and-disposal-of-welsh-government-non-core-surplus-land-and-buildings.pdf>

We continue to find an appropriate short term use for the land, and you will already know that many areas are let to local individuals, mainly for grazing. It produces an income, helps maintain the land but also supports site security. If the land is deemed surplus in the future, I have asked officials to ensure that the County and Community Council are informed of that decision.

Yours sincerely,

Julie James AS/MS

Y Gweinidog Newid Hinsawdd

Minister for Climate Change

Q7

Letter from Conwy County Borough Council Cabinet Member Finance and Strategic Planning
19/08/2026

Dear First Minister

**TOWYN AND KINMEL BAY PLACE PLAN
PROPOSED COMMUNITY RESILIENCE AND WELLBEING SCHEME – PARC HANES,
KINMEL BAY, CONWY
WELSH GOVERNMENT LAND DISPOSAL PROCESS AND POTENTIAL TRANSFER**

We write to you as First Minister with regards to the proposed scheme above which relates to several of your Cabinet Secretary's portfolios. We see this proposed scheme as an excellent opportunity for Conwy County Borough Council (CCBC) and Welsh Government (WG) to work collaboratively and bring forward resilience and wellbeing benefits to a community in need. The key matter relates to land in Welsh Government ownership, disposal and matters related to land transfer to realise these benefits.

Officers of the Council have previously discussed this matter with your Estates Team over a two year period following a letter to Julie James AS/MS in June 2024. The Council were originally advised that a Welsh Government (WG) disposal process would need to be undertaken prior to considering any transfer of the land to deliver the scheme. This has been a prolonged process with no further updates or consideration of the proposed scheme being provided by WG. We would appreciate your time in considering this proposal and seek further detailed timeline with regards to land disposal and potential for land transfer.

Further background regarding the scheme is provided below and attached.

Parc Hanes – Resilience and Wellbeing Scheme

The Resilience and Wellbeing Scheme proposed at Parc Hanes has been identified as a vital requirement for the community. The scheme has been planned, costed and is detailed in the Towyn and Kinmel Bay Place Plan as attached to this letter. The Place Plan was adopted as Supplementary Planning Guidance (SPG) by the Council in August 2023 supporting the currently adopted Local Development Plan (LDP) [LDP44 Towyn and Kinmel Bay Place Plan](#).

The greenfield land is currently leased for grazing by Welsh Government and is limited for alternative development uses (e.g. housing, business and industry) due to the flood risk constraints and requirements set out in Welsh Government's Technical Advice Note 15 'Development, flooding and coastal erosion'. As detailed in the attached SPG, the proposed scheme would be community led, incorporating green infrastructure, flood alleviation, carbon sequestration, renewables, education, and active travel links. CCBC's Green Infrastructure Assessment [BP47 Deposit Green Infrastructure Assessment](#) also highlighted this central site as holding significant community benefit. The Council's Recreational Spaces Assessment [BP28 Deposit Recreational Spaces Assessment](#) also concludes that the Towyn and Kinmel Bay area has the highest shortfall in open space typologies across the County Borough. Land to deliver such shortfalls and benefits is very limited in the area due to high level constraints and land availability.

The scheme proposed will have significant benefits to the community, will contribute to community resilience and go some way to meeting shortfalls in essential community infrastructure. The Welsh Government land is not deliverable for other development opportunities, such as housing. We therefore urge you consider this excellent opportunity to deliver needs within a community that is at risk of decline due to high level constraints and land opportunities to meet community's needs. Please do not hesitate to contact me to discuss this scheme in more detail or request additional detail.

Yours sincerely

Councillor XXXX
Cabinet Member for Finance and Strategic Planning

Reply from the Cabinet Minister for Local Government, Housing and Planning. 16/09/2026:-

Dear Councillor xxxxx

Thank you for your letter to the First Minister regarding the proposed Community Resilience and Wellbeing Scheme at Parc Hanes, Kinmel Bay, Conwy. Your correspondence has been passed to me as housing and regeneration matters fall within my portfolio.

I can confirm that the process required to declare the site surplus has now been completed.

In accordance with Welsh Government policy, surplus sites are first offered to public sector organisations in Wales before being made available to the wider market. Unfortunately, it has not been possible to advertise the site through the InSite land availability platform, as the system is currently unavailable while undergoing a significant upgrade.

I welcome the Council's continued interest in the site. Although the opportunity has not yet been formally posted, I would encourage your officers to engage with Place Division to discuss the potential acquisition of the land by the Council and explore the appropriate next steps. The Land Transfer Protocol, which has previously been shared with council officers, provides an established route for progressing any sale.

Should your officers wish to pursue this matter further, they can contact the Land Team within the Place Division at: Yrls-adranTir.LandDivision@gov.wales.

Yours sincerely,

Siân Gwenllïan AS/MS

Gweinidog Cabinet dros Lywodraeth Leol, Tai a Chynllunio
Cabinet Minister for Local Government, Housing and Planning