

**WIDER CONTEXT APPRAISAL**



Measuring approximately 18.30 acres (7.41 hectares) in area, the proposed site is located to the south-west edge of Caernarfon, approximately 0.9 miles (1.4 km) from the Town Centre. The site is currently home to a range of industrial units which have fallen into disrepair. Directly accessible via Llanbeblig Road (A4085), which forms the northern boundary, the site benefits from good vehicular connections to the surrounding areas. The closest bus stop is on Llanbeblig Road, approximately 200m from the site, and provides a regular service to and from Caernarfon.