

FOR SALE BY AUCTION
BODFAN BARN AND LAND, BRYNGWRAN, ANGLESEY



- Traditional barn with full planning permission for its conversion into a dwelling together with surrounding land
- Situated in a peaceful and rural location on the Isle of Anglesey

For Sale by Auction
on Tuesday 7th October 2014 (6pm)
at The Four Crosses Inn, Four Crosses, Menai Bridge, Anglesey, LL59 5RP
(subject to conditions and unless an acceptable offer is received in the meantime)



AGENT'S REMARKS

A unique opportunity to purchase a traditional barn with surrounding land with full planning permission (Application number: 13C184) for its conversion into a single storey residential dwelling together with alterations and extensions thereto and the installation of a septic tank.

Bodfan is set in a very peaceful and secluded rural location on the Isle of Anglesey with beautiful and far reaching views of the surrounding area. The site offers great potential to establish a quality home in a safe environment. The barn is set in a good sized plot of land with ample parking space and provides an option of having a very large garden.

The property has the possibility of being larger with the vendor willing to sell land to its rear by separate negotiation if of interest to the successful purchaser.

SITUATION

The property is located in a rural area but conveniently within reach of the reasonably large village of Bryngwran which has a primary school, Church Hall and the Iorweth Arms pub as well as a vehicle repairs and servicing garage. Bodfan is also within very close proximity to the A55 expressway.

The property is within 9 miles of the town of Llangefni which provides all day-to-day amenities and only 17 miles from the city of Bangor.

DIRECTIONS

From the direction of our Menai Bridge office, exit the A55 expressway at junction 5 (signposted Rhosneigr / Aberffraw / A480 and Bryngwran / Gwalchmai / A4080 (A5)). At the roundabout, take the third exit (signposted Bryngwran / Gwalchmai / A4080 / Llanerchymedd / (B5112) and (A55)). At the next roundabout, take the second exit. At the crossroads turn left to the direction of Bryngwran and travel along this road for 0.8 of a mile. Take the first turning on the right after passing the 30mph Bryngwran sign onto Lôn Tŷ Hên. Continue along this road for 0.7 of a mile before taking a left hand turn signposted Bodedern. Travel along this road for 0.3 of a mile and the barn will be identified on the left hand side.

DESCRIPTION

Bodfan is currently a rectangular shaped single storey outbuilding of stone construction, which is subdivided into three sections under a pitched slate and corrugated roof.

MISREPRESENTATIONS ACT 1967

Jones Peckover for themselves and for the Vendors of this land give notice that: The particulars of sale are sent out as a general outline only for the guidance of prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct but any intending purchaser shall not rely on them as statements of or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Jones Peckover has any authority to make or give any representation or warranty whatsoever.

APPROVED ACCOMMODATION

Internal accommodation has been approved to comprise of a lounge and two bedrooms with en suite bathrooms.

An extension to the rear has been approved for an open-plan kitchen and dining room.

TENURE

We are informed that the property is Freehold with Vacant Possession offered upon completion.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY AND THE TOWN AND COUNTRY PLANNING ACT

The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in these particulars or not, and to the provision of any Planning Scheme or County or Local Authorities without obligations on the part of the Vendors or Jones Peckover to specify them.

VENDORS' SOLICITORS

R Gordon Roberts Laurie & Co., Glandwr Chambers, Glandwr Terrace, Llangefni, Anglesey, LL77 7EE.
Tel: (01248) 722 215

METHOD OF SALE

The property will be offered for sale by public auction at The Four Crosses Inn, Four Crosses, Menai Bridge, Anglesey, LL59 5RP on Tuesday 7th October 2014 at 6pm. This is subject to conditions and unless an acceptable offer is received in the meantime.

PROOF OF IDENTITY

In order to conform to Money Laundering Regulations, we would ask prospective purchasers to provide proof of identity at the auction. Please bring a passport or UK driving licence together with a public utility bill, bank statement or local authority tax bill.

CONTRACT AND CONDITIONS OF SALE

The Contract and Conditions of Sale will be available for inspection at the offices of Jones Peckover and R Gordon Roberts Laurie & Co for the ten working days prior to the auction. They will also be available in the saleroom prior to the auction commencing, but they will not be read out at that time. Any queries or questions regarding the contents of the Contract and other documentation must be raised with the Vendors Solicitors or Jones Peckover prior to the sale day, and in any event, no later than 2:00pm on the day of the sale. No questions will be permitted during the course of the auction.

VIEWING

No appointment is necessary to view the property.

Details finalised on 01/09/2014

