

FOR SALE BY AUCTION

LAND KNOWN AS TROS-YR-ARDD, PENYSARN, ANGLESEY, LL69 9UH



**24.05 acres or thereabouts of land
For Sale by Auction in three lots
on Tuesday 7th October 2014 (6pm)
at The Four Crosses Inn, Four Crosses, Menai Bridge, Anglesey, LL59 5RP**
(subject to conditions and unless acceptable offers are received in the meantime)

AGENT'S REMARKS

An excellent opportunity to purchase 24.05 acres or thereabouts of land within close vicinity of the A5025. The land is being offered for sale by auction in three lots as follows:

Lot 1 – 10.24 acres

This lot extends to 10.24 acres or thereabouts and is contained within a ring fence. The field is down to permanent pasture and has the benefit of mains water with a concrete trough. A cattle handling pen forms part of the lot with access off the track to the side of the field. The lot also includes a timber shed with mains water and mains electricity connected.

Access to this lot can be gained from the road as well as the aforementioned track.

Lot 2 – 8.32 acres

This lot extends to 8.32 acres or thereabouts and comprises of four individual enclosures with the majority of the lot down to permanent pasture. It has the benefit of mains water with a galvanised trough.

Access to this lot can only be gained from the aforementioned track.

Lot 3 – 5.49 acres

This lot extends to 5.49 acres or thereabouts and mainly consists of overgrown grass. The land has not been managed for several years and presumably includes a natural water supply.

Access to this lot can only be gained from the aforementioned track.

LOCATION

The land is located in a rural area but within approximately 4 miles of Llanerchymedd, 11 miles of the town of Llangefni and 17 miles or so from the Britannia Bridge.

DIRECTIONS

From our Menai Bridge office, turn left onto the A5025 and continue along this road for 13.70 miles before turning left onto the road signposted Gadfa, Penygraigwen, Llanerchymedd and Parc. Follow this road for 0.80 of a mile and the track for access to Lots 2 and 3 will be identified on the right. Access to Lot 1 is 0.10 of a mile beyond the turning onto the track, also on the right.

TENURE

We are advised that the land is freehold with vacant possession offered upon completion. Completion will be no earlier than 31st October 2014, as the Grazing Licence Agreement currently in existence does not expire until then.

BASIC PAYMENT SCHEME

The new owner/s will be entitled to register all

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 are believed to be correct but any intending purchaser shall not rely on them as statements 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.

eligible land on his/their Welsh Government claim form/s in 2015 to receive an allocation of new Basic Payment Scheme entitlements.

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

Means of access to Lots 2 and 3 are via the hard standing track where we understand there is a right of way in place.

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

Sidney Mitchell LLP, c/o Mr T Lynch, Chattock House, 346 Stratford Road, Shirley, Solihull, B90 3DN. Tel: (0121) 7463300.

METHOD OF SALE

The land will be offered for sale by 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 acceptable offers are 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 Sidney Mitchell LLP 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 2pm 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 land by foot only.

Details finalised on 01/09/2014

