



**JONES  
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Agents

**For Sale by Formal Tender**



**LAND AT BODFAN  
BRYNGWRAN  
HOLYHEAD  
ANGLESEY  
LL65 3RF**

- 24.23 acres or thereabouts of good quality land.
- Predominantly down to permanent pasture and having an ample supply of natural water.
- Formal Tenders (subject to conditions and unless previously sold) to be received by no later than 12 noon on Wednesday 29<sup>th</sup> November 2017.
- Guide Price – £170,000.

**VENDORS' SOLICITORS:**

R Gordon Roberts Laurie & Co, Glandwr Chambers, Llangefni, Anglesey, LL77 7EE.  
Tel: 01248 722215

Regulated by RICS



### Agents' Remarks

The land extends to 24.23 acres or thereabouts and comprises of two enclosures of good quality permanent pasture, which are renowned for raising stock well and are currently being grazed by sheep. The land has sound boundaries and a natural water supply.

### Location

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 land will be identified on the left hand side.

### Tenure

We are advised that the land is freehold with vacant possession.

### Basic Payment Scheme

The successful purchaser/s will be able to register the land areas on his/their Welsh Government claim form/s following completion to enable Basic Payment Scheme Entitlements to be activated on the land from the 2018 Scheme Year onwards.

### Mineral Rights

The mineral rights (if any) will pass with the sale of the Freehold.

### 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 of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or us to specify them.

### Method of Sale

The land is offered for sale by formal tender. Tenders must be received by no later than 12 noon on Wednesday 29<sup>th</sup> November 2017 (subject to conditions and unless previously sold).

Tenders must be made on the official Tender Form and include the full name(s) and address of the intending buyer(s), the name and address of the buyer(s)'s Solicitors and if necessary an authority to make the offer if made on behalf of a firm or company. The Tender Form is provided with these particulars of sale.

Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender for the land at Bodfan'.

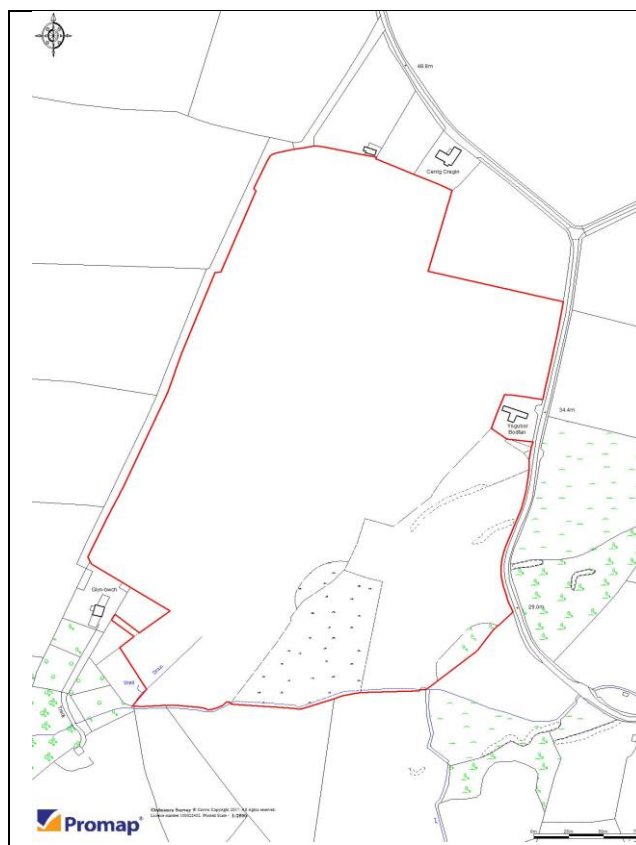
Tenders must be made by way of a set price and not by reference to the amount of any other tender. The vendors are not bound to accept the highest or any tender.

Every tender must be accompanied by payment of the appropriate deposit (made payable to R Gordon Roberts Laurie & Co), being 10% of the amount tendered. Deposit payments will not be encashed until after the date of close of tenders. Only the successful buyer(s)'s deposit will then be encashed, any deposits from unsuccessful tenderers being returned by post. Acceptance of the tender by the vendors in this manner will constitute the exchange of contracts for the sale so intending purchasers are advised to make themselves familiar with the Contract terms and any acceptance of any tender by the vendors will be on the basis that these documents have been inspected and agreed.

Copies of the Contract and title documents should be available for inspection on or after 18<sup>th</sup> November 2017 at our office at Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW, Tel: 01248 362524, during normal office hours. Copies should also be available at R Gordon Roberts Laurie & Co's office, again during normal office hours.

### Viewing

No appointment is necessary to view the property, by foot only. We nor the vendors will be held liable for any injuries which may be sustained whilst viewing the property.



### MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The 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. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.



**MENAI BRIDGE OFFICE:** Britannia House, Four Crosses, Menai Bridge, Anglesey LL59 5RW  
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