

For Sale by Formal Tender



## **FELIN UCHAF, ABERGWYNGREGYN, LLANFAIRFECHAN, GWYNEDD, LL33 0LL**

- Comprising of buildings with potential for alternative uses together with 1.72 acres or thereabouts of mixed quality land.
- The buildings are currently being used for housing and storage purposes with the land being used primarily for sheep grazing.
- Situated within the Snowdonia National Park Authority and within less than half a mile of the popular Rhaeadr Falls.
- Guide Price – £40,000 - £55,000.

### **VENDORS' SOLICITORS:**

Pritchard & Company Solicitors, Gelliniog Wen, Dwyran, Anglesey, LL61 6RG  
Tel: 01248 430489

Regulated by RICS



## Agents' Remarks

A rare opportunity to purchase an unique property comprising of buildings with potential for alternative uses together with 1.72 acres or thereabouts of mixed quality land. The buildings are currently being used for housing and storage purposes with the land being used primarily for sheep grazing. It is situated within the Snowdonia National Park Authority and is only half a mile or so from the popular Rhaeadr Falls.

## Location

The property is more or less located 1.25 miles from the A55 Expressway, 10.2 miles from the town of Conwy, 14.1 miles from the town of Caernarfon and 7.8 miles from the city of Bangor.

## Directions

Travelling from the direction of Conwy along the A55 Expressway, take the exit signposted Abergwyngregyn. After crossing straight over the council road and by-passing the property known as Aber Original Pine Furniture, take the right hand turn signposted Rhaeadr Falls. Travel for approximately 1.2 miles on the same road and the gate access to the property with the sign NO-SHEEP attached to it will be identified on the right hand side.

## Tenure

We are advised that the property is freehold with vacant possession offered upon completion.

## 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 eligible land from the 2018 Scheme Year onwards.

## Mineral Rights

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

## Development and Planning Coverage

The property will be subject to a Development and Planning Coverage of 30% over 30 years from the proposed completion date. In the event that planning permission will be granted in the next 30 years for any alternative uses to the aforementioned buildings, then the vendors' or their heirs will be entitled to a 30% proportion of the increase in market value.

## Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The property 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.

## 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.

## Method of Sale

The property is offered for sale by formal tender. Tenders must be received by no later than 12 noon on Thursday 31<sup>st</sup> August 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 Felin Uchaf'.

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 Pritchard & Company Solicitors), 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 Monday 21<sup>st</sup> August 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 Pritchard & Company Solicitors' 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.

