



JONES PECKOVER

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For Sale by Public Auction

LOT 2



LOT 3



LOT 1



LAND FORMING PART OF CEFN HELYG FARM, CEMAES BAY, ANGLESEY, LL67 0DA

- 5.69 acres or thereabouts of land to be sold in three convenient Lots
- Lot 1 – 0.96 of an acre or thereabouts of permanent grassland adjoining residential properties (Guide Price - £20,000+)
- Lot 2 – 2.64 acres or thereabouts of permanent grassland with mains water and a small shed (Guide Price - £30,000+)
- Lot 3 – 2.09 acres or thereabouts of permanent grassland situated in-between Lot 1 and Lot 2 (Guide Price - £35,000+)
- Please note that the Joint Planning Policy Unit for Anglesey and Gwynedd confirmed on 20th August 2014 that they were considering including all of the above land for housing development in the forthcoming Anglesey and Gwynedd Joint Local Development Plan (JLDP)

VENDORS SOLICITORS:

H Jenkins & Hughes, c/o Mrs Myra Pritchard Jones, Stanley House,
Market Square, Holyhead, Anglesey, LL65 1UF

Regulated by RICS



Agents Remarks

An excellent opportunity to purchase 5.69 acres or thereabouts of land within close vicinity of the A5025. All three lots of land are of excellent agricultural quality and are currently down to permanent grassland. They have previously been grazed as one lot by sheep and cattle. The three lots are accessed off the track leading to Cefn Helyg Farm and benefit from good stock-proof boundaries.

Lot 1 – 0.96 of an acre or thereabouts

This lot adjoins residential properties at Cemaes Bay and is the nearest lot to the main road.

Lot 2 – 2.64 acres or thereabouts

This parcel of land is located furthest away from the main road of the three lots. The land benefits from mains water provided in a concrete trough. There is also a small shed on the land constructed of timber with a sheeted roof and sides.

Lot 3 – 2.09 acres or thereabouts

Lot 3 is situated in-between Lot 1 and Lot 2.

Location

The three lots of land are more or less located 5 miles from the town of Amlwch, 15 miles from the town of Holyhead, 23 miles from the town of Llangefni and 25 miles from the city of Bangor.

Directions

From Penraeth Automotive, travel along the A5025 for 21 miles or thereabouts. At the roundabout in Cemaes Bay, take the second exit off, signposted Valley and A5025. Travel along this road for 0.2 of a mile. Before reaching the Brookside Garage, turn left up a track and the land will be located on your left.

Tenure

We are advised that the land 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 on or before 15th May 2015 to receive an allocation of Basic Payment Scheme Entitlements.

Mineral Rights

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

Anglesey and Gwynedd Joint Local Development Plan (JLDP)

The Joint Planning Policy Unit for Anglesey and Gwynedd wrote to our clients on 20th August 2014 confirming that they were considering including all of the land for housing development in the forthcoming Anglesey and Gwynedd Joint Local Development Plan (JLDP). A copy of the aforementioned letter can be viewed at our office or a copy seen on e-mail.

Development and Planning Overage

Each lot will be subject to a Development and Planning Overage of 40% over 30 years from the proposed completion date. In the event that planning permission will be granted in the next 30 years for any form of residential and/or commercial development, the vendors or their heirs will be entitled to a 40% proportion of the increase in market value.

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.

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 three lots will be offered for sale by public auction at The Four Crosses Inn, Four Crosses, Menai Bridge, Anglesey, LL59 5RP on Wednesday 6th May 2015 at 6:00pm. This is subject to conditions and unless acceptable offers will be 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 public auction. Please bring a passport or UK driving licence together with a public utility bill, bank statement or local authority tax bill.

Contracts and Conditions of Sale

The Contracts and Conditions of Sale will be available for inspection at our Menai Bridge office and H Jenkins & Hughes Solicitors' office for the ten working days prior to the public auction. They will also be available in the saleroom prior to the public auction commencing, but they will not be read out at that time. Any queries or questions regarding the contents of the Contracts and other documentation must be raised with the vendors' Solicitors or us 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 public auction.

Viewing

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

