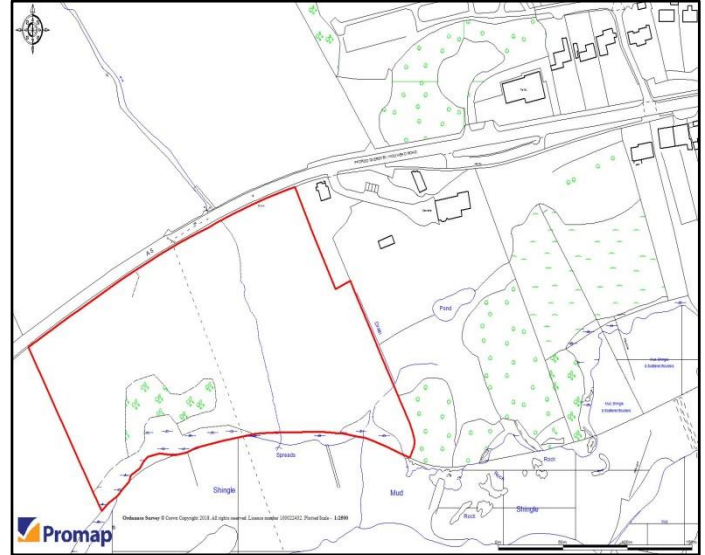


For Sale by Private Treaty



LAND KNOWN AS CAU GLAN Y MOR HOLYHEAD ROAD MENAI BRIDGE ANGLESEY LL59 5RH

- 8.60 acres or thereabouts of good quality land.
- Situated between Menai Suspension Bridge and Britannia Bridge and abutting the Menai Strait.
- Adjoining the Development Boundary of the town of Menai Bridge in the Joint Local Development Plan 2011-2026.
- Sold subject to a Development and Planning Overage due to its long-term planning potential.
- For sale by Private Treaty.
- Offers in the region of £130,000.00.

VENDORS' SOLICITORS:

Pritchard Jones Lane LLP, 37 Castle Square, Caernarfon, Gwynedd, LL55 2NN
Tel: 01286 671167

Regulated by RICS



Agents' Remarks

A unique opportunity to purchase 8.60 acres or thereabouts of good quality land, which should be of interest to farmers, investors, developers, nearby property owners and those with equestrian interests.

The land is situated between Menai Suspension Bridge and Britannia Bridge and abuts the Menai Strait. According to the Joint Local Development Plan 2011-2016 it adjoins the Development Boundary of the popular town of Menai Bridge.

The land is all laid to permanent pasture and considered to be in good heart. It is suitable for mowing or grazing and has the benefit of natural water.

Location

The land is more or less located 7 miles from the town of Llangefni, 2 miles from the village of Llanfairpwll and 3 miles from the city of Bangor.

Directions

After crossing Britannia Bridge from the direction of Bangor take the first exit off (Junction 8A). Keep right at the fork and join the A5 road before travelling east for approximately 0.5 of a mile where the land will be identified on your right.

Tenure and Possession

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 following completion to enable Basic Payment Scheme Entitlements to be activated on the land from the 2019 Scheme Year onwards.

Development and Planning Overage

The land will be subject to a Development and Planning Overage of 40% over 50 years from the proposed completion date. In the event that planning permission will be granted in the next 50 years for any alternative uses to the aforementioned, then the vendors' or their heirs will be entitled to a 40% proportion of the increase in the market value.

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 obligation, 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 being offered for sale by Private Treaty. Offers in the region of £130,000.00 are sought.

Viewing

No appointment is necessary to view. We nor the vendors will be held liable for any injuries which may be sustained whilst viewing the land.

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.



**JONES
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