

Lot 2 - 9.19 Acres of Land at Llechwedd - For Sale by Formal Tender



LAND KNOWN AS LLWYN PENDDU, LLECHWEDD, CONWY

- 9.19 acres or thereabouts of grazing land for sale by formal tender in one lot (*subject to conditions and unless an acceptable offer is received in the meantime*).
- Considered suitable for all types of livestock as well as equestrian purposes.
- Well fenced and with the benefit of a natural water supply.
- Guide price – In excess of £25,000.
- Tenders to be received by no later than 12 noon on Wednesday 3rd August 2016.

Jones Peckover, Britannia House, Pentraeth Road, Four Crosses,
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Regulated by RICS



DESCRIPTION

A rare opportunity to purchase 9.19 acres or thereabouts of grazing land at Llechwedd. The land is being offered for sale as one lot and is considered to be suitable for all types of livestock as well as equestrian purposes. It is well fenced and with the benefit of a natural water supply. The land is edged red on the plan included with these particulars of sale.

LOCATION

The land is located approximately 4 miles from the town of Conwy, 13½ miles from the town of Llanrwst and 18½ miles from the city of Bangor.

DIRECTIONS

After going through the Castle arch in Conwy travel in the direction of Tal-y-Bont for ½ a mile before taking the right hand turning for Sychnant near the Premier shop. Travel for just short of 0.1 of a mile before taking the left hand turning signposted Hendre, Llechwedd and Hen Eglwys. Then travel for precisely 2.8 miles before arriving at a black painted gate. Go through the gate onto the next gate before taking a left hand fork onto the track. The land will then be identified within ½ a mile or so off the track running through the upland land.

TENURE

We are advised that all of the land is freehold with vacant possession offered upon completion.

BASIC PAYMENT SCHEME (BPS)

The purchasers will be able to claim Basic Payment Scheme Entitlements on the land from the 2017 scheme year onwards. The vendors' Basic Payment Scheme Entitlements may be purchased through us following completion.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY AND THE TOWN & 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 being offered for sale by formal tender. Tenders must be received by no later than 12 noon on Wednesday 3rd August 2016 (*subject to conditions and unless an acceptable offer is received in the meantime*).

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 land known as Llwyn

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.

Penddu'.

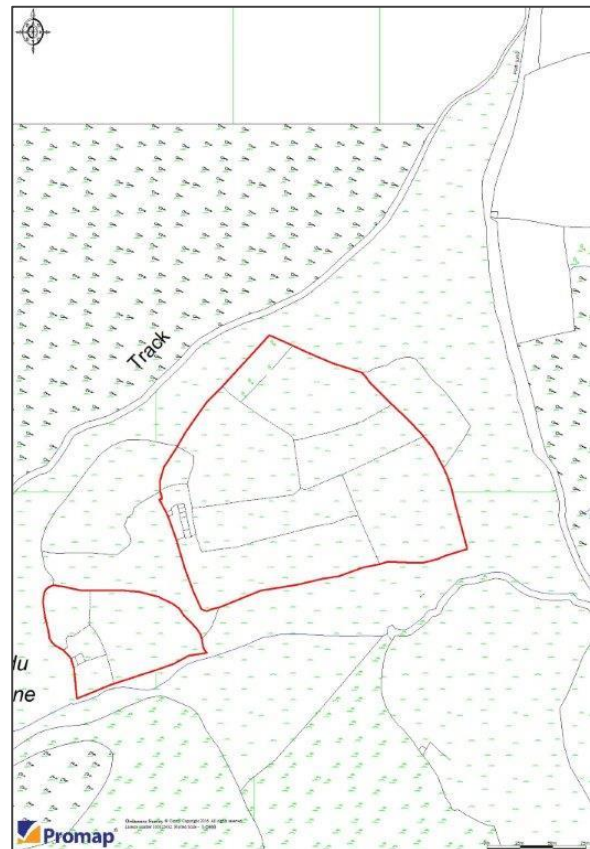
Tenders must be made by way of a set price and not by reference to the amount of any other tender. The vendors are not bound to accept the highest or any tender.

Every tender must be accompanied by payment of the appropriate deposit (made payable to Gamlins 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 will be available for inspection on or after 25th July 2016 at our office at Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW, Tel: (01248) 362524 and Gamlins Solicitors' office at 3 Chestnut Court, Parc Menai, Bangor, Gwynedd, LL57 4FH, Tel: (01248) 672414 during normal office hours.

VIEWING

No appointment is necessary to view the land, by foot only. However neither we nor the vendors will be held liable for any injuries which may be sustained whilst viewing the land.



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J384