



**JONES
PECKOVER**

Property Professionals Since **1880**

Chartered Surveyors ■ Auctioneers ■ Land & Estate Agents

For Sale by Formal Tender



**LAND OFF GORAD ROAD
VALLEY
HOLYHEAD
ANGLESEY
LL65 3AT**

- 9.33 acres or thereabouts of good quality land in one enclosure with planning potential.
- Adjoining the development boundary for the village of Valley in the recently adopted Anglesey and Gwynedd Joint Local Development Plan 2011-2026.
- Formal Tenders (subject to conditions and unless previously sold) to be received by no later than 12 noon on Friday 29th September 2017.
- Guide Price – In excess of £65,000.

VENDORS' SOLICITORS:

T R Evans Hughes & Co, c/o Mr J R C Hughes, Victoria Chambers, Holyhead, Anglesey,
LL65 1UR.

Tel: 01407 762204

Regulated by RICS



Agents' Remarks

An exciting opportunity to purchase good quality land with planning potential. This block of land consists of one enclosure extending to 9.33 acres or thereabouts, which adjoins the development boundary for the village of Valley in the recently adopted Anglesey and Gwynedd Joint Local Development Plan 2011-2026. The land is laid down to permanent pasture and has been farmed to a reasonable standard in recent years, with the external boundaries having proven to be suitable for the keeping of cattle and sheep. There is a mains water supply to the land.

Location

The property is more or less located 4 miles from the town of Holyhead, 12 miles from the town of Llangefni and 19 miles from the town of Menai Bridge.

Directions

From the direction of our Menai Bridge office, exit the A55 expressway at Junction 3. Travel through the village of Valley and take a right hand turn (signposted Gorad Road leading to Dyffryn Newlands Park & Penrobyn Estates) after passing the police station on the left hand side. Travel along Gorad Road for approximately 0.6 miles and the land will be found on the left hand side.

Tenure

We are advised that the land is freehold but subject to a short-term Farm Business Tenancy Agreement, which will automatically expire on 31st October 2017. Vacant possession will be available after midnight on 31st October 2017 and it is proposed that completion will take place on 1st November 2017.

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.

Development and Planning Coverage

The land will be subject to a Development and Planning Coverage of 35% 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, then the vendors' or their heirs will be entitled to a 35% proportion of the increase in market value.

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 Friday 29th September 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 off Gorad Road'.

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 T R Evans Hughes & 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 18th September 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 T R Evans Hughes & 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
T 01248 362524 E menaibridge@jonespeckover.com