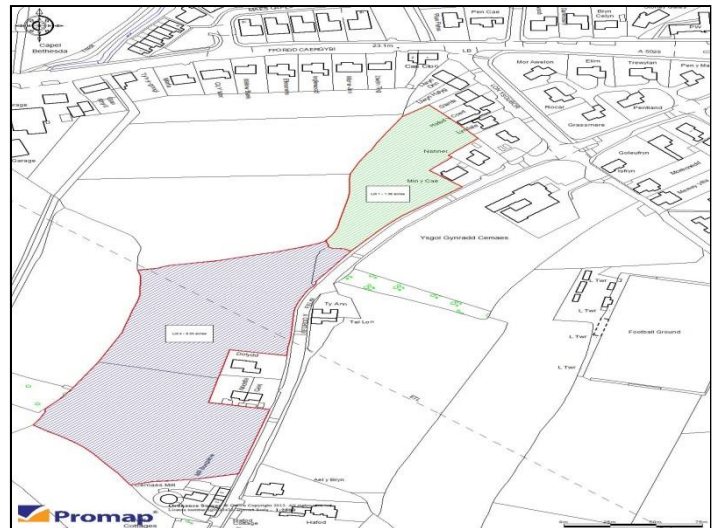


TWO LOTS OF LAND OFF FFORDD Y FELIN, CEMAES, ANGLESEY, LL67 0DS

Lot 1 – 1.36 acres or thereabouts

Lot 2 – 5.03 acres or thereabouts



For Sale by Public Auction on Monday 16th December 2013 (6pm sharp)
at
The Four Crosses Inn, Four Crosses, Nr. Menai Bridge, Anglesey, LL59 5RW
(subject to conditions and unless acceptable offers are received in the meantime)

AGENT'S REMARKS

A rare opportunity to purchase 6.39 acres or thereabouts of excellent quality land in the village of Cemaes. The land, which is in a sought after location of Anglesey, is being offered for sale by public auction in two Lots, as follows:

Lot 1 (hatched green on the plan) - 1.36 acres or thereabouts

This Lot comprises of an excellent parcel of land, which extends to 1.36 acres or thereabouts. The field is well enclosed, is only 0.1 of a mile off the A5025 Llanfair PG to Valley road, and has excellent access onto Ffordd y Felin.

Given the size of the field and its situation in Cemaes, we are of the opinion that it should be of interest to residential developers, equestrian enthusiasts and hobby farmers.

Lot 2 (hatched blue on the plan) - 5.03 acres or thereabouts

This Lot comprises of two excellent parcels of land and extends to 5.03 acres or thereabouts. The land has the same qualities as Lot 1, being well enclosed for the grazing of livestock and horses, well situated in the village of Cemaes and having good access onto Ffordd y Felin.

We are of the view that the land is in very good order taking into consideration that it has been grazed by mature cattle until very recently, and we are of the opinion that it should be of interest to farmers, hobby farmers, equestrian enthusiasts and residential developers.

SITUATION

Both Lots are situated approximately 5 miles from the town of Amlwch, 15 miles from the town of Holyhead and 24 miles from the city of Bangor.

DIRECTIONS

From Pentraeth Automotive, travel along the A5025 Llanfair PG to Valley road for 21 miles or thereabouts. At the roundabout in Cemaes, take the first exit off, signposted Llanfechell and Ysgol/School. Lot 1 will then be found within 0.1 of a mile on your right hand side with the gate access to Lot 2 being 0.1 of a mile further on.

MISREPRESENTATIONS ACT 1967

Jones Peckover for themselves and for the Vendor of this land give notice that: The particulars of sale are sent out as a general outline only for the guidance of prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser shall not rely on them as statements of or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Jones Peckover has any authority to make or give any representation or warranty whatsoever.

TENURE

All of the land is Freehold with vacant possession offered upon completions.

SINGLE FARM PAYMENT

For the avoidance of doubt, no Single Farm Payment entitlements are included with the land.

SERVICES

We do not believe that either of the Lots have natural and/or mains water. The purchasers of each Lot will be obliged to make a mains water connection, if desired. We understand that a mains water supply bypasses both Lots along Ffordd y Felin.

MINERAL RIGHTS

The mineral rights (if any) will pass with the sales of the Freeholds.

AGREEMENT

The current Grazing Licence Agreement for both Lots expires on 30th November 2013.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY AND THE TOWN AND COUNTRY PLANNING ACT

Both Lots are 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 Vendor or Jones Peckover to specify them.

DEVELOPMENT AND PLANNING OVERAGE

Each Lot will be subject to a Development and Planning Overage of 40% over 30 years from the completion dates. In the event that planning permission will be granted in the next 30 years for any form of residential development, the Vendor or her heirs will be entitled to a 40% proportion of the increase in market value.

VENDOR'S SOLICITORS

Keene & Kelly, c/o Mr R Guest, 93-95 High Street, Mold, Flintshire, CH7 1BJ. Tel: 01352 753882.

CONTRACTS AND CONDITIONS OF SALES

The Contracts and Conditions of Sales will be available for inspection at the office of Jones Peckover in Menai Bridge and the office of Keene & Kelly in Mold for the seven working days prior to the public auction. They will also be available in The Four Crosses Inn 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 Vendor's Solicitors or Jones Peckover prior to the sale day, and in any event, no later than 2pm 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. Jones Peckover nor the Vendor will be held liable for any injuries which may be sustained whilst viewing the land.

