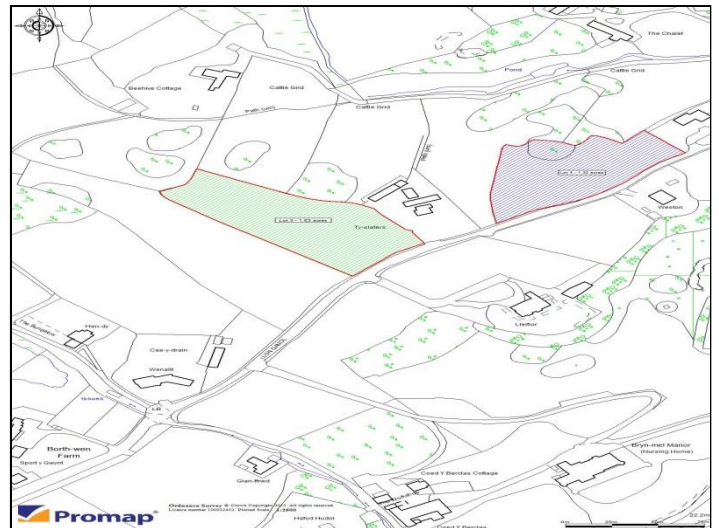


**TWO LOTS OF LAND OFF LON GANOL, LLANDEGFAN, NR. MENAI BRIDGE, ANGLESEY, LL59 5PG**

***Lot 3 – 1.63 acres or thereabouts***

***Lot 4 – 1.30 acres or thereabouts***



**For Sale by Public Auction on Monday 16<sup>th</sup> 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 2.93 acres or thereabouts of excellent quality land in the village of Llandegfan. The land, which is in a highly sought after location of Anglesey, is being offered for sale by public auction in two Lots, as follows:

### *Lot 3 (hatched green on the plan) - 1.63 acres or thereabouts*

This Lot comprises of an excellent parcel of land, which extends to 1.63 acres or thereabouts. The field is well enclosed, is only 2 miles off the A5025 Llanfair PG to Valley road, and has excellent access onto Lon Ganol.

### *Lot 4 (hatched blue on the plan) - 1.30 acres or thereabouts*

This Lot comprises of a good parcel of land, which extends to 1.30 acres or thereabouts. The land has the same qualities as Lot 3, being well enclosed for the grazing of livestock and horses, being well situated in the village of Llandegfan and having good access onto Lon Ganol.

We are of the view that both Lots are in very good order taking into consideration that they have been grazed by sheep this year, and believe that they will be of interest to hobby farmers, equestrian enthusiasts and residential developers.

## SITUATION

Both Lots are situated approximately 2.5 miles from the town of Menai Bridge, 4.5 miles from the city of Bangor and 4.5 miles from the A55 expressway.

## DIRECTIONS

From Pentraeth Automotive, travel along the road signposted Llandegfan for 0.9 of a mile. At the junction, turn right onto the road signposted Menai Bridge and travel for 0.5 of a mile. At the T junction, where there is a Give Way sign located, turn left and travel for 0.6 of a mile. Lot 3 will then be found on your left hand side with Lot 4 being 0.1 of a mile further on.

## TENURE

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

## MISREPRESENTATIONS ACT 1967

Jones Peckover for themselves and for the Vendors 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.

## SINGLE FARM PAYMENT

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

## SERVICES

We believe that both Lots benefit from a mains water supply. However, the onus is upon the prospective purchasers to verify that this is actually the case.

## 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 30<sup>th</sup> 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 Vendors or Jones Peckover to specify them.

## DEVELOPMENT AND PLANNING OVERAGE

Each Lot will be subject to a Development and Planning Overage of 40% over 20 years from the completion dates. In the event that planning permission will be granted in the next 20 years for any form of residential development, the Vendors or their heirs will be entitled to a 40% proportion of the increase in market value.

## VENDORS' SOLICITORS

Carter Vincent LLP, c/o Mr R A Jones, The Port House, Port Penrhyn, Bangor, Gwynedd, LL57 4HN. Tel: 01248 362551.

## 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 Carter Vincent LLP in Bangor 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 Vendors' 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 Vendors will be held liable for any injuries which may be sustained whilst viewing the land.

