



**JONES
PECKOVER**

Property Professionals Since 1880

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For Sale by Formal Tender

LOT 1 – CAE CYD



LOT 2 – HENDRE BACH



**LAND KNOWN AS CAE CYD AND HENDRE BACH
TAI ISAF
LLANRHYCHWYN
TREFRIW
LLANRWST
CONWY
LL27 0YJ**

- Two useful parcels of land situated in the small hamlet of Tai Isaf.
- Lot 1, known as Cae Cyd, extends to 2.32 acres or thereabouts of land.
- Lot 2, known as Hendre Bach, extends to 2.17 acres or thereabouts of land.
- The two parcels have been used for grazing and cropping purposes in recent years.
- Formal Tenders to be received by no later than 12 noon on 28th March 2018.

VENDORS' SOLICITORS:

Howell Jones Solicitors, c/o Nia Wyn Roberts, 36 Station Road, Llanrwst, Conwy, LL26 0DB
Tel: 01492 640277 Fax: 01492 640583 e-mail: enquiries.llanrwst@howelljoneslaw.co.uk

Regulated by RICS



AGENTS' REMARKS

A rare opportunity to purchase two useful parcels of land, if desired, which are situated in the small hamlet of Tai Isaf.

Lot 1, known as Cae Cyd, extends to 2.32 acres or thereabouts of land with Lot 2, known as Hendre Bach, extending to 2.17 acres or thereabouts of land. The two parcels of land are not attached but in very close vicinity of one another in Tai Isaf.

According to the vendors both parcels of land have been grazed by sheep and occasionally cropped in recent years. The boundaries are considered to be satisfactory and there is an ample supply of natural water to the land known as Hendre Bach.

A plan showing both parcels of land is included with these particulars of sale.

SITUATION

The land is situated approximately 2 miles from the town of Llanrwst, 11 miles from the town of Conwy and 25½ miles from the city of Bangor.

DIRECTIONS

Travelling from the town of Llanrwst, cross Pont Fawr and travel along the B5106 towards Trefriw for 0.3 of a mile. Thereafter take the left hand turn, situated on a right hand bend and signposted 'Betws-y-Coed B5106', before taking an immediate right hand turn. Travel along this road for 0.3 of a mile before taking the first turn on your right, signposted Llanrhychwyn. Travel along this road for 0.2 of a mile and you will reach a fork in the road where you will need to keep to your left. Continue along this road for 0.8 of a mile. You will then see a Jones Peckover for sale sign for Lot 1 situated on a gate to your right. To arrive at Lot 2 continue along the same road for 25m or thereabouts before taking the first left hand turn at the staggered crossroads. Travel along this road for approximately 50m and a Jones Peckover for sale sign will be situated on the gate to your right.

TENURE

We have been informed that the land is owned Freehold and that vacant possession will be available upon completion.

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.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements, relevant to the two lots, will be transferred at no charge to the purchasers on the basis that completion takes place before 30th April 2018 and that the purchasers are registered with Rural Payments Wales.

SERVICES

We have been informed by the vendors that there is an ample supply of water to Lot 2 but that there is no supply to Lot 1.

MINERAL RIGHTS

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

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

The land parcels 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 us to specify them.

LOCAL AUTHORITY

Snowdonia National Park Authority, National Park Office, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274. Fax: 01766 771211. e-mail: parc@snowdonia-npa.gov.uk

VENDORS' SOLICITORS

Howell Jones Solicitors, c/o Nia Wyn Roberts, 36 Station Road, Llanrwst, Conwy, LL26 0DB. Tel: 01492 640277. Fax: 01492 640583. e-mail: enquiries.llanrwst@howelljoneslaw.co.uk

METHOD OF SALE

The two lots are offered for sale by Formal Tender. Tenders close at 12

noon on 28th March 2018 (subject to conditions and unless acceptable offers are received in the meantime).

Tenders must be made on the official Tender Forms and include the full name(s) and address(es) 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 Forms are provided with these particulars of sale.

Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender for Cae Cyd' in respect of Lot 1 and 'Tender for Hendre Bach' in respect of Lot 2.

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 Howell Jones 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 Contracts and title documents will be available for inspection at our office at Britannia House, Four Crosses, Menai Bridge, Anglesey, LL59 5RW, Tel: 01248 362524, during normal office hours or may be available on request from the vendors' Solicitors, Howell Jones Solicitors, c/o Nia Wyn Roberts, 36 Station Road, Llanrwst, Conwy, LL26 0DB, Tel: 01492 640277, once again during normal office hours.

VIEWING

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



MENAI BRIDGE OFFICE: Britannia House, Four Crosses, Menai Bridge, Anglesey LL59 5RW
T 01248 362524 E menaibridge@jonespeckover.com