

Lot 3 – 91.37 Acres of Land at Tal-y-Bont - For Sale by Formal Tender



LAND KNOWN AS WAEN BRYN-GWENITH, TAL-Y-BONT, CONWY, LL32 8SH

- 91.37 acres or thereabouts of good quality upland grazing for sale by formal tender in one lot (*subject to conditions and unless an acceptable offer is received in the meantime*).
- Considered suitable for sheep and cattle.
- Natural water supply.
- Guide price – In excess of £170,000.
- Tenders to be received by no later than 12 noon on Friday 15th July 2016.

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Regulated by RICS



DESCRIPTION

A rare opportunity to purchase 91.37 acres or thereabouts of good quality upland grazing at Tal-y-Bont. The land is being offered for sale as one lot and is considered to be suitable for sheep and cattle. It has the benefit of natural water.

A plan illustrating the approximate extent of the land is included in these particulars of sale. Please note that there is no boundary fence between points X and Y on the aforementioned plan. We have been informed that the land hatched green on the plan is owned by RWE Innogy UK Limited. There will be no obligation upon the purchasers of this land, as part of the sale, to fence the area which is currently open to the land in the ownership of RWE Innogy UK Limited.

LOCATION

The land is located approximately 8½ miles from the town of Conwy, 8 miles from the town of Llanrwst and 25 miles from the city of Bangor.

DIRECTIONS

After going through the Castle arch in Conwy travel for 5.9 miles in the direction of Tal-y-Bont. After passing the pub known as Y Bedol and the bus shelter immediately after it, take the next right hand turning. Travel along that road for 2.2 miles or thereabouts (going through two galvanised gates) and the land will then be identified on the left hand side.

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 Friday 15th July 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

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.

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 Waen Bryn-Gwenith'.

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 Allington Hughes 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 4th July 2016 at our office at Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW, Tel: (01248) 362524 and Allington Hughes Solicitors' office at Bank Buildings, Llanrwst, Conwy, LL26 0LS, Tel: (01492) 641222, 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.

