



JONES PECKOVER

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31.22 Acres of Land at Pentir - For Sale by Formal Tender



LAND FORMERLY PART OF TY'N LLWYN FARM, PENTIR, BANGOR, GWYNEDD, LL57 4DY

- 31.22 acres of good quality land formerly part of Ty'n Llwyn Farm, Pentir, Bangor, Gwynedd, LL57 4DY for sale by formal tender in two convenient lots (*subject to conditions and unless acceptable offers are received in the meantime*).
- Lot 1: 19.14 acres or thereabouts (Guide Price = £105,000 - £125,000).
- Lot 2: 12.08 acres or thereabouts (Guide Price = £80,000 - £100,000).
- Tenders to be received by no later than 12 noon on Wednesday 22nd June 2016.

Jones Peckover, Britannia House, Pentraeth Road, Four Crosses,
Menai Bridge, Anglesey, LL59 5RW
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Regulated by RICS



DESCRIPTION

A rare opportunity to purchase 31.22 acres or thereabouts of productive land at Pentir. The land is being offered for sale in two convenient lots with Lot 1 extending to 19.14 acres or thereabouts and Lot 2 extending to approximately 12.08 acres. The two lots are described in more detail below.

Lot 1

The 19.14 acres or thereabouts is contained within a ring fence and situated immediately off the A4244 main road. All of the land is down to grass with approximately 13 acres of the whole area down to new grass seeds since 2014. There is an excellent supply of natural water to the land and the boundaries are considered to be suitable for both cattle and sheep.

Lot 2

This lot consists of one very useful field, which is renowned for its grazing and cropping qualities. The field is easily accessed off the road known as Pont Felin and has been down to grass since 2012, having previously been used for arable purposes. Similar to Lot 1 this lot has an excellent supply of natural water and sound boundaries for livestock.

LOCATION

The two lots are located approximately 4 miles from Bangor, 6 miles from Caernarfon, 16 miles from Conwy and 28 miles from Llanrwst.

DIRECTIONS

Lot 1: From the village of Brynrefail take the A4244 in the direction of Bangor. Travel for 3 miles or thereabouts before taking the third exit off the roundabout near Ty Mawr Tea Rooms, signposted Bangor and Pentir. Travel for about $\frac{3}{4}$ of a mile and the land will be found on the left hand side.

Lot 2: From the village of Brynrefail take the A4244 in the direction of Bangor. Travel for 3 miles or thereabouts before taking the third exit off the roundabout near Ty Mawr Tea Rooms, signposted Bangor and Pentir. Travel for just short of a mile before taking the left hand turning signposted Caerhun (2 miles). Pass the Vaynol Arms pub before travelling another 0.2 of a mile and then taking the left hand turning signposted Pont Felin. Travel along Pont Felin for 0.1 of a mile and the gate access to the land will be found 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 of Lots 1 and 2 will be able to claim Basic Payment Scheme Entitlements on the land from the 2017 scheme year onwards. The vendors' Basic Payment Scheme Entitlements for both lots may be purchased through us following completion.

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

Lots 1 and 2 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,

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.



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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.

With regard to Lot 1 the vendors wish to establish a 2 metre wide right of way to enter the area of land known as the Pond, which adjoins Coed y Felin-Uchaf. Furthermore, with regard to Lot 2, the vendors wish to establish a 2 metre wide right of way to enter the area of land known as Ty'n Llwyn Home Covert. Detailed information about the above may be received from Ms G Jones of Ellis Davies & Co Solicitors, 27 Bangor Street, Caernarfon, Gwynedd, LL55 1AT (DX: 23222 Caernarfon). Tel: (01286) 672307. e-mail: gail@ellisdavies.co.uk

METHOD OF SALE

Lots 1 and 2 are offered for sale by formal tender. Tenders must be received by no later than 12 noon on Wednesday 22nd June 2016 (*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 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 land at Pentir'.

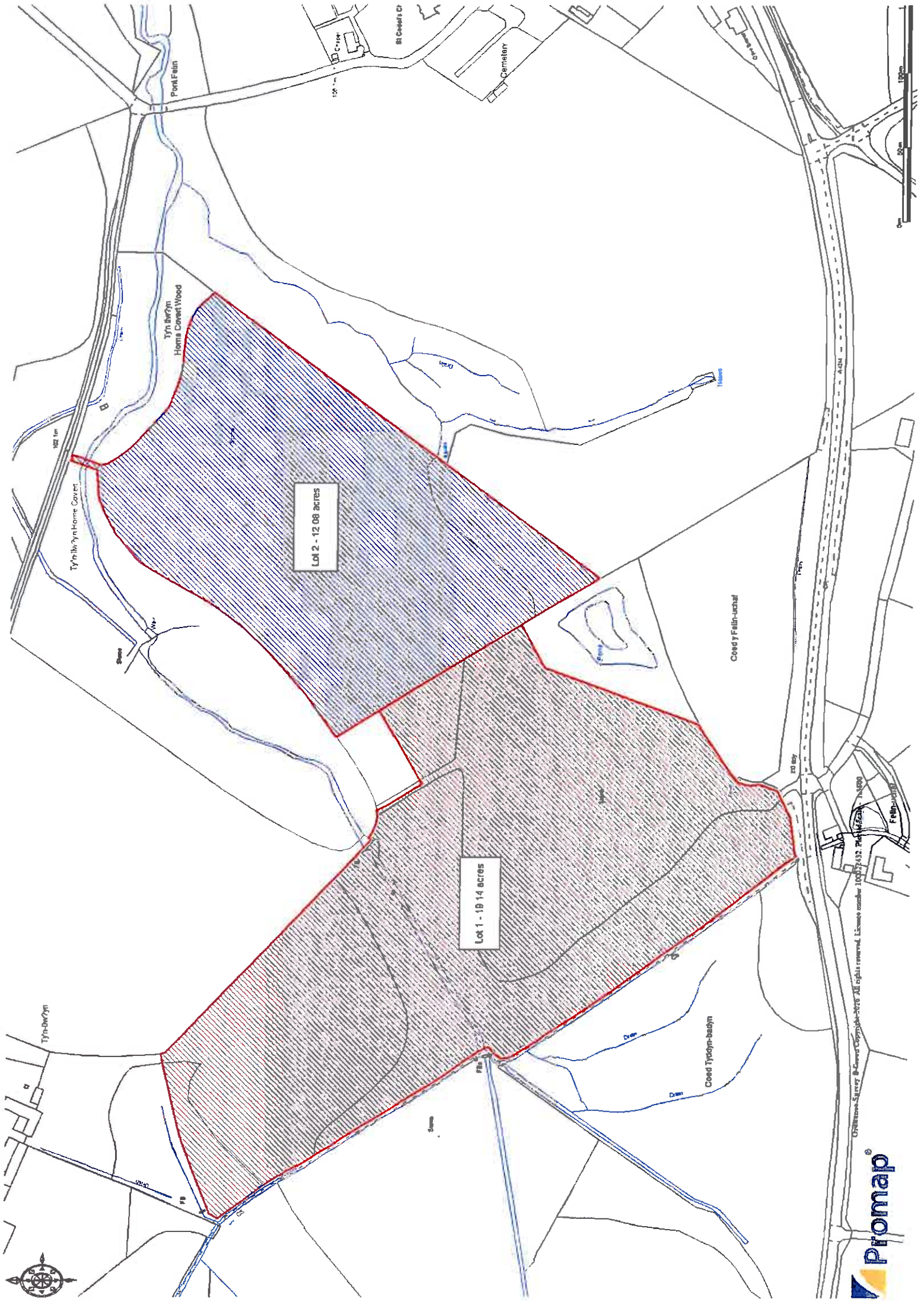
Tenders must be made by way of a set price and not by reference to the amount of any other tender. The vendors are not bound to accept the highest or any tender.

Every tender must be accompanied by payment of the appropriate deposit (made payable to Ellis Davies & Co 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 13th June 2016 at our office at Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW, Tel: (01248) 362524, 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.



Lot 2 - 12.08 acres

Lot 1 - 16.14 acres

Uchaf - Tyn Isaf & Cwm Tydyr-baodyn All rights reserved. License number 10031432. Plan 10031432

**LOT 1 : 19.14 ACRES OR THEREABOUTS OF LAND
FORMERLY PART OF TY'N LLWYN FARM, PENTIR, BANGOR, GWYNEDD, LL57 4DY**

TENDER FORM

Please note that tenders will only be accepted in writing and on this form. The form must be completed in capital letters save for the signature(s).

I/We(name(s) of tenderers)
of(main address) or
being a company registered in.....whose registered number is.....and whose registered
office is at.....or being a
partnership or trust comprising (inter alia) those persons listed on the schedule annexed (a list of the names and addresses of the partners
or trustees in whose names the assurance of the property will be taken to be set out on a schedule to be annexed to this tender) offer to
purchase from the vendors the land described in the Conditions of Tender and Special Conditions of Sale at the price of:-

£.....
(insert amount of offer in figures and words in sterling) subject to the Conditions of Tender and on the terms of the Special Conditions of
Sale.

Enclosed are:

1. A cheque or Banker's Draft for 10% of the Tender offered (made payable to Ellis Davies & Co Solicitors).
2. Authority to make an offer, if appropriate.

Dated:.....

Signed:.....(signature(s) of or on behalf of the tenderer(s))

Full name of signatory:.....

Capacity of signatory:.....(on behalf of (full names of tenderer(s)))

In case of this tender being successful my/our Solicitors to whom the evidence of title etc. should be sent to are:-

Name:.....

Address:.....

Reference:..... Tel:..... Fax:.....

e-mail:.....

Any letter of acceptance should be sent to me/us at: (or to my/our Agents who are)

Name:.....

Address:.....

Reference:..... Tel:..... Fax:.....

e-mail:.....

NOTICE OF ACCEPTANCE

We, Mr J & Mrs L Pierce of Fferm Cae Ysgubor, Pentir, Bangor, Gwynedd, LL57 4DY agree to sell to

.....
(name of tenderer(s)) for the land described in the Conditions of Tender and Special Conditions of Sale for the price of

£.....
(insert amount of offer in figures and words in sterling) subject to the Conditions of Tender and on the terms of the Special Conditions of Sale.

Signed:.....(the vendor(s) agents)

Full name of signatory:.....

Capacity of signatory:.....(on behalf of full name of vendor)

Dated:.....

**LOT 2 : 12.08 ACRES OR THEREABOUTS OF LAND
FORMERLY PART OF TY'N LLWYN FARM, PENTIR, BANGOR, GWYNEDD, LL57 4DY**

TENDER FORM

Please note that tenders will only be accepted in writing and on this form. The form must be completed in capital letters save for the signature(s).

I/We.....(name(s) of tenderers)
of(main address) or
being a company registered in.....whose registered number is.....and whose registered
office is at.....or being a
partnership or trust comprising (inter alia) those persons listed on the schedule annexed (a list of the names and addresses of the partners
or trustees in whose names the assurance of the property will be taken to be set out on a schedule to be annexed to this tender) offer to
purchase from the vendors the land described in the Conditions of Tender and Special Conditions of Sale at the price of:-

£.....
(insert amount of offer in figures and words in sterling) subject to the Conditions of Tender and on the terms of the Special Conditions of
Sale.

Enclosed are:

1. A cheque or Banker's Draft for 10% of the Tender offered (made payable to Ellis Davies & Co Solicitors).
2. Authority to make an offer, if appropriate.

Dated:.....

Signed:.....(signature(s) of or on behalf of the tenderer(s))

Full name of signatory:.....

Capacity of signatory:.....(on behalf of (full names of tenderer(s)))

In case of this tender being successful my/our Solicitors to whom the evidence of title etc. should be sent to are:-

Name:.....

Address:.....

Reference:..... Tel.:..... Fax:.....

e-mail:.....

Any letter of acceptance should be sent to me/us at: (or to my/our Agents who are)

Name:.....

Address:.....

Reference:..... Tel.:..... Fax:.....

e-mail:.....

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We, Mr J & Mrs L Pierce of Fferm Cae Ysgubor, Pentir, Bangor, Gwynedd, LL57 4DY agree to sell to

.....
(name of tenderer(s)) for the land described in the Conditions of Tender and Special Conditions of Sale for the price of

£.....
(insert amount of offer in figures and words in sterling) subject to the Conditions of Tender and on the terms of the Special Conditions of Sale.

Signed:.....(the vendor(s) agents)

Full name of signatory:.....

Capacity of signatory:.....(on behalf of full name of vendor)

Dated:.....