



JONES PECKOVER

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For Sale by Formal Tender



LAND, FARM BUILDING AND YARD AREA AT BRYN EGLWYS LLANFWROG HOLYHEAD ANGLESEY LL65 4YF

- 24.86 acres or thereabouts of excellent quality land.
- Useful farm building (approximately 24m x 18m) and a yard area.
- Situated in the hamlet of Llanfwrog on the northern side of the Isle of Anglesey.
- Formal Tenders (subject to conditions and unless previously sold) to be received by no later than 12 noon on Tuesday 29th August 2017.
- Guide Price – £190,000 to £225,000.

VENDOR'S SOLICITORS:

T R Evans Hughes & Co, Victoria Chambers, Holyhead, Anglesey, LL65 1UR.
Tel: 01407 762204

Regulated by RICS



Agents' Remarks

A rare opportunity to purchase 24.86 acres or thereabouts of excellent quality land together with a useful farm building (approximately 24m x 18m) and a yard area, which is within very close vicinity of the A5025 council maintained road and the A55 Expressway. The land is in good heart and renowned for its grazing and cropping qualities with the reputation of finishing all types of livestock and producing bulk crops. The farm building, on the other hand, has been used for storage and housing livestock purposes in the last few years. There is a mains water supply to all of the land as well as the farm building.

Location

The property is more or less located 9½ miles from the town of Holyhead, 4½ miles from the village of Valley, 16 miles from the town of Llangefni and 22½ miles from the town of Menai Bridge.

Directions

At the crossroads near the fuel station in the village of Valley, take the A5025 council maintained road (signposted Pen yr Orsedd Farm and Penrhyn Farm). Travel along this road for 3.2 miles or thereabouts before taking the left hand side turning signposted Llanfwrog / Sandy Beach / Penrhyn / Pen yr Orsedd Farm / Penrhyn Farm. Travel for 0.9 of a mile or thereabouts and the access to the property, almost directly opposite the church, will be identified on the right hand side.

Tenure

We are advised that the property is freehold with vacant possession offered upon completion.

Basic Payment Scheme

The successful purchaser/s will be able to register the land areas on his/their Welsh Government claim form/s following completion to enable Basic Payment Scheme Entitlements to be activated on the land from the 2018 scheme year onwards. The vendor has activated Basic Payment Scheme Entitlements on the land this year and the successful purchaser/s will be required, on behalf of the vendor, to comply with all of the scheme's rules between the completion date and 31st December 2017.

Mineral Rights

The mineral rights (if any) will pass with the sale of the Freehold.

Wayleaves, Easements, Rights of Way and the Town and 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 vendor or us to specify them.

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.

Method of Sale

The property is offered for sale by formal tender. Tenders must be received by no later than 12 noon on Tuesday 29th August 2017 (subject to conditions and unless previously sold).

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 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 the land, farm building and yard area at Llanfwrog**'.

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

Every tender must be accompanied by payment of the appropriate deposit (made payable to T R Evans Hughes & Co), 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 vendor 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 vendor will be on the basis that these documents have been inspected and agreed.

Copies of the Contract and title documents should be available for inspection on or after 18th August 2017 at our office at Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW, Tel: (01248) 362524, during normal office hours. Copies should also be available at T R Evans Hughes & Co's office, again during normal office hours.

Viewing

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



MENAI BRIDGE OFFICE: Britannia House, Four Crosses, Menai Bridge, Anglesey LL59 5RW
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