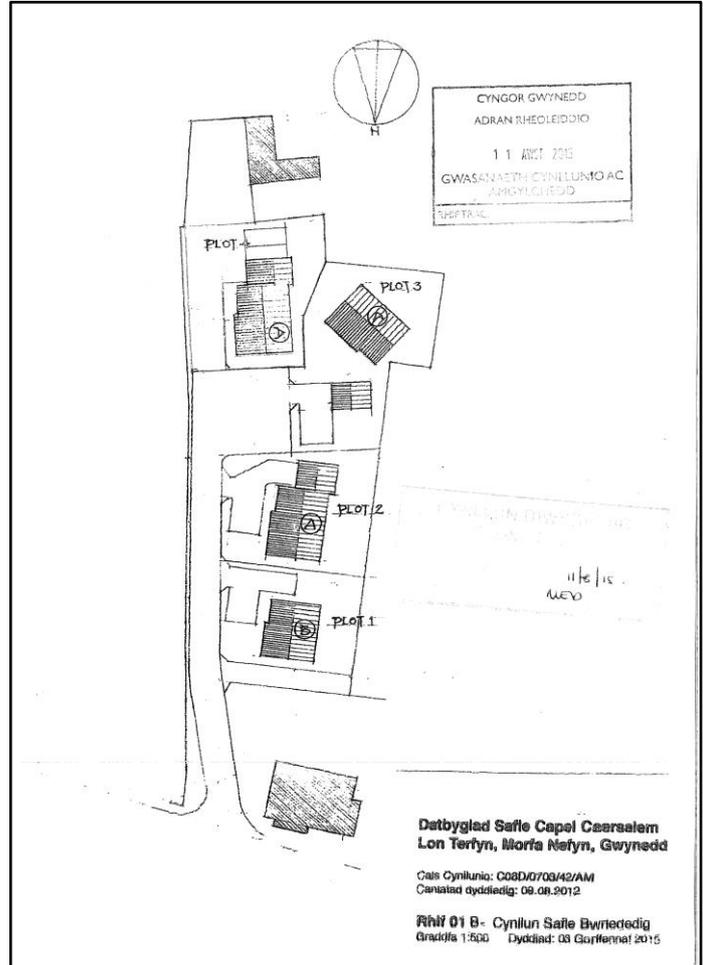


For Sale by Formal Tender



## LAND ADJOINING CAPEL CAERSALEM, LON TERFYN, MORFA NEFYN, GWYNEDD, LL53 6AP

- Parcel of land extending in all to approximately 0.24 hectares (0.59 of an acre).
- Having full planning permission for the erection of four residential units.
- Situated in the small but popular village of Morfa Nefyn on the northern coast of the Llyn Peninsula.
- Formal Tenders (subject to conditions and unless an acceptable offer is received in the meantime) to be received by no later than 12 noon on 14<sup>th</sup> June 2017.
- Guide price – In the region of £150,000.

### VENDORS' SOLICITORS:

Tudur Owen Roberts Glynne & Co, 6/8 Stanley Street, Holyhead, Anglesey, LL65 1HG.  
Tel: 01407 762374

Regulated by RICS



## Agents' Remarks

A parcel of land extending in all to approximately 0.24 hectares (0.59 of an acre). Having full planning permission for the erection of four residential units and situated in the small but popular village of Morfa Nefyn on the northern coast of the Llyn Peninsula.

## Location

The property is more or less located 7 miles from the town of Pwllheli, 12 miles from the popular coastal sea side resort of Abersoch, 21 miles from the town of Caernarfon and 30 miles from the city of Bangor.

## Directions

Travelling on the B4417 towards Nefyn, at the roundabout, take the second exit signposted Aberdaron (B4417, B4413) and Morfa Nefyn. Continue for approximately 1.4 miles on Ffordd Dewi Sant, passing the Police Station on your left. As you come into Morfa Nefyn you will see the village convenience store/Post Office, Premier Express, on your right, and the parcel of land is directly opposite.

## Tenure

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

## Planning permission

Full planning permission (application number: C15/0783/42/MG – dated 28<sup>th</sup> September 2015) has been granted, subject to conditions, for the residential development of the land by the erection of four dwellings and associated works (including access and layout). The associated Site Layout Plan refers to a 'house mix' comprising, in summary:- three detached, three bedroom dwellings with attached garages and one detached, three bedroom dwelling with no attached garage. A copy of the decision notice and various plans are available for inspection at the Agents', Menai Bridge office during normal office hours (subject to prior appointment) or via the Local Authority's offices or online planning application search facilities. Interested parties should consult with Gwynedd Council's planning department should there be any specific queries or clarification required in this respect (Tel: 01766 771000).

## Services

We are given to understand that mains electricity, mains water and mains drainage are located in the vicinity. However interested parties must satisfy their own requirements in all respects (including availability and capacity) prior to a commitment to purchase.

## Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The property 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 property is offered for sale by formal tender. Tenders must be received by no later than 12 noon on Wednesday 14<sup>th</sup> June 2017 (*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 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 at Morfa Nefyn'.

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 Tudur Owen Roberts Glynne & 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 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 should be available for inspection on or after 1<sup>st</sup> June 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 Tudur Owen Roberts Glynne & Co's office, again during normal office hours.

## Viewing

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

## 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.



**JONES  
PECKOVER**  
Property Professionals Since 1880

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