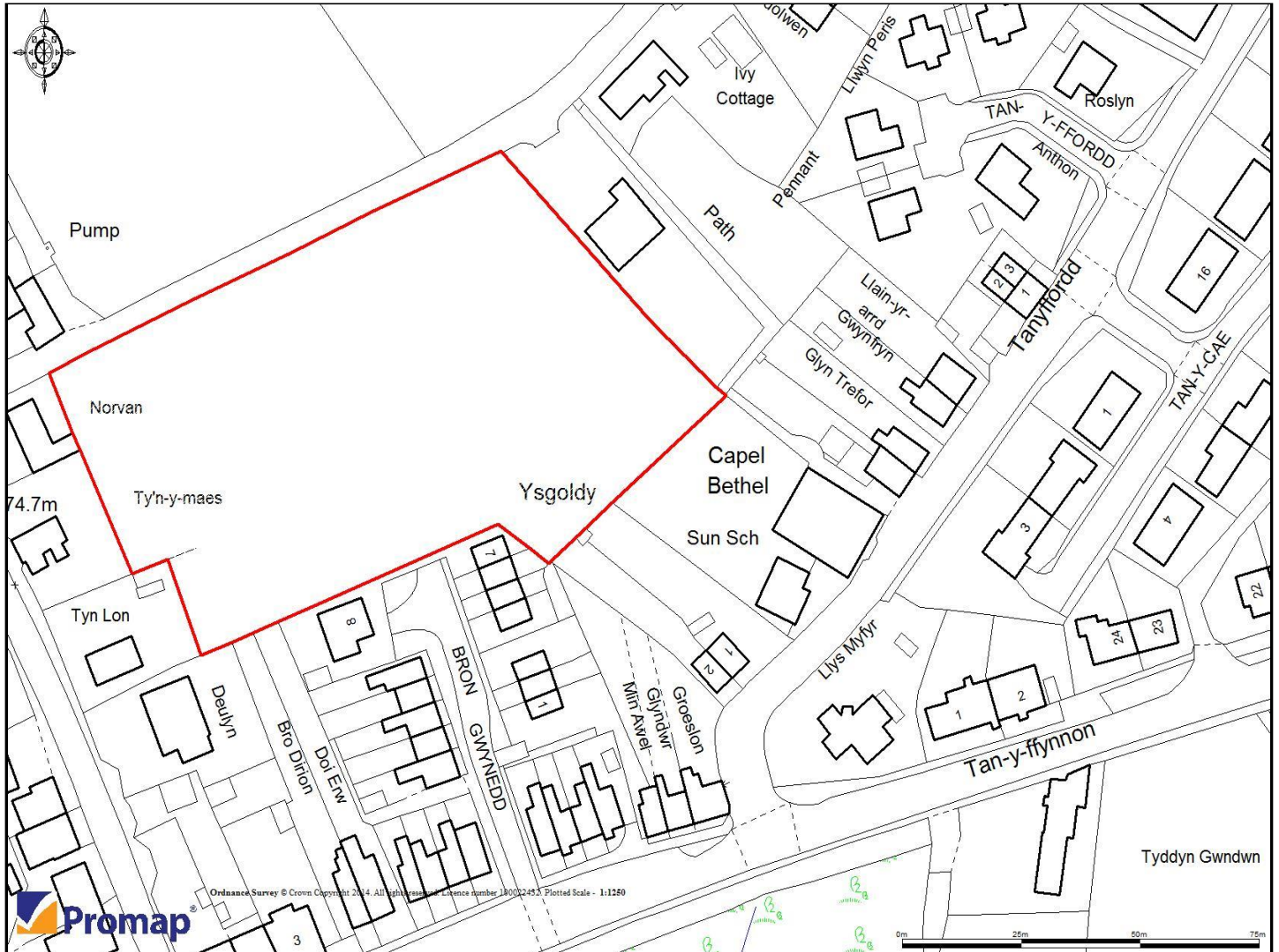


Land to the rear of Capel Bethel, Bethel, Caernarfon, Gwynedd

A single parcel of land extending to 1.93 acres or thereabouts



For Sale by Public Auction on Tuesday 6th May 2014 at 6pm

at

The Carreg Bran Hotel, Church Lane, Llanfairpwll, Anglesey, LL61 5YH

(subject to conditions and unless an acceptable offer is received in the meantime)

Jones Peckover

- Established 1880 -



RICS



OFT

AGENTS REMARKS

We have been favoured with instructions to offer this useful single parcel of land, extending to 1.93 acres or thereabouts, for sale by public auction. The parcel, which is located within the village of Bethel, is considered to be suitable for grazing stock and in particular for equestrian purposes.

LOCATION

The land is located just off the B4366 and is approximately 3½ miles from the town of Caernarfon, 8 miles from the city of Bangor and 4 miles from the A55 expressway.

DIRECTIONS

From Y Bedol (Pub & Restaurant) immediately off the B4366 in Bethel, travel for 0.3 of a mile in the direction of Caernarfon before taking the right hand turn virtually opposite the green bus shelter. Travel for just less than 0.1 of a mile before taking the first right hand turn. Access to the land will then be found within a few yards on the right hand side.

TENURE

The land is freehold with vacant possession offered on completion.

SINGLE PAYMENT SCHEME (SPS)

The land is not believed to have been registered with the Welsh Government for Single Payment Scheme (SPS) purposes. For the avoidance of doubt, no Single Payment Scheme (SPS) entitlements are to be transferred with the land on completion.

SERVICES

The land does not have any form of water supply at present. The purchaser/s will be obliged to make a mains water connection, if desired.

MINERAL RIGHTS

Any mineral rights 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 vendors or Jones Peckover to specify them.

DEVELOPMENT AND PLANNING OVERAGE

The land will be subject to a Development and Planning Overage of 30% over 30 years from the completion date. In the event that planning permission will be granted in the next 30 years for any form of residential development, the vendors

or their heirs will be entitled to a 30% proportion of the increase in market value.

VENDORS' SOLICITORS

Tudor Owen Roberts Glynne & Co, Eastgate Street, Caernarfon, Gwynedd, LL55 1AG.

CONTRACT AND CONDITIONS OF SALE

The Contract and Conditions of Sale will be available for inspection at Jones Peckover's Menai Bridge office and Tudor Owen Roberts Glynne & Co's Caernarfon office for the 10 working days prior to the public auction. They will also be available in the saleroom prior to the public auction commencing, but they will not be read out at that time. Any queries or questions regarding the contents of the Contract and other documentation must be raised with the vendors' Solicitors or Jones Peckover prior to the sale day, and in any event, no later than 2:00pm on the day of the sale. No questions will be permitted during the course of the public auction.



PLAN, PARTICULARS OF SALE, AREAS AND DESCRIPTIONS

The sale plan is based on an Ordnance Survey Plan. The sale plan, particulars of sale, areas and descriptions are believed to be correct, but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances whatsoever give ground for any action of law. In particular, no objection shall be raised by a purchaser to any variation in areas given on the deeds to those stated. The measurements or distances given in these particulars of sale are all approximate for guidance only, and should not be relied upon where accuracy is required.

MISREPRESENTATIONS ACT 1967

Jones Peckover for themselves and for the vendors of this land give notice that: The particulars of sale are sent out as a general outline only for the guidance of prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser shall not rely on them as statements of or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Jones Peckover has any authority to make or give any representation or warranty whatsoever.