



# JONES PECKOVER

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For Sale by Public Auction

LOT 1



LOT 2



LOT 3



## LAND FORMERLY PART OF MAES Y WRACH, BODEDERN, HOLYHEAD, ANGLESEY, LL65 3UP

- 36.43 acres or thereabouts of land to be sold in three convenient Lots
- Lot 1 – 20.45 acres or thereabouts of good quality land (Guide Price – In excess of £150,000)
- Lot 2 – 7.95 acres or thereabouts of good quality land (Guide Price – In excess of £60,000)
- Lot 3 – 8.03 acres or thereabouts of good quality land (Guide Price – in excess of £60,000)

### VENDOR'S SOLICITORS:

Hibberts LLP, c/o Mr Edward H. Nutting LLB (Hons),  
25 Barker Street, Nantwich, Cheshire, CW5 5EM

Tel: 01270 624225

E-mail: [ehn@hibberts.com](mailto:ehn@hibberts.com)

Regulated by RICS



## Agents' Remarks

An excellent opportunity to purchase 36.43 acres or thereabouts of land within close vicinity of the B5109 council maintained road and the A55 expressway. All three lots of land are of good agricultural quality and are currently down to permanent pasture. They have, in recent years, been grazed and cropped and had good potassium and phosphate readings according to a recent Soil Analysis Report undertaken by NRM Laboratories in Berkshire (a copy of which may be viewed at our Menai Bridge office). The three lots of land are conveniently accessed off the unclassified road which runs from the B5109 council maintained road to the residential property known as Maes y Wrach. The three fields are renowned for their grazing and cropping qualities and benefit from ample supplies of water and good stock-proof boundaries. The land is being offered for sale as follows (subject to conditions and unless acceptable offers are received in the meantime):

Lot 1 – 20.45 acres or thereabouts

Lot 2 – 7.95 acres or thereabouts

Lot 3 – 8.03 acres or thereabouts

## Location

The three lots of land are more or less located 12 miles from the town of Llangefni, 8 miles from the town of Holyhead, 18 miles from the town of Menai Bridge and 21 miles from the city of Bangor.

## Directions

When travelling along the A55 expressway in the direction of Holyhead, exit at Junction 4 (signposted Bodedern, A5 and Caergeiliog). At the roundabout take the fourth exit (signposted Bryngwran, Bodedern and Bangor). At the next roundabout take the second exit (signposted Bodedern). Travel along this road for 1.4 miles into the village of Bodedern and onto London Road before taking a left turning at the junction onto the B5109 council maintained road. Travel along this road for approximately 0.4 of a mile before taking a left turning onto an unclassified road which has a public footpath sign situated at the access point. Travel over the cattle grid and along the unclassified road for approximately 0.7 of a mile and the access gate to Lot 1 will be situated on your right. Within a short distance the access gate to Lot 2 will be identified, also on your right, and thereafter the access gate to Lot 3.

## Tenure

We are advised that all of the land is freehold with vacant possession offered upon completion. Please note that completion will not take place any earlier than 16<sup>th</sup> May 2017.

## 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.

## Mineral Rights

The mineral rights (if any) will pass with the sale/s 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.

## Method of Sale

The three lots of land will be offered for sale by public auction at The Four Crosses Inn, Four Crosses, Menai Bridge, Anglesey, LL59 5RP on Monday 8<sup>th</sup> May 2017 at 6:00pm. This is subject to conditions and unless acceptable offers will be received in the meantime.

## Proof of Identity

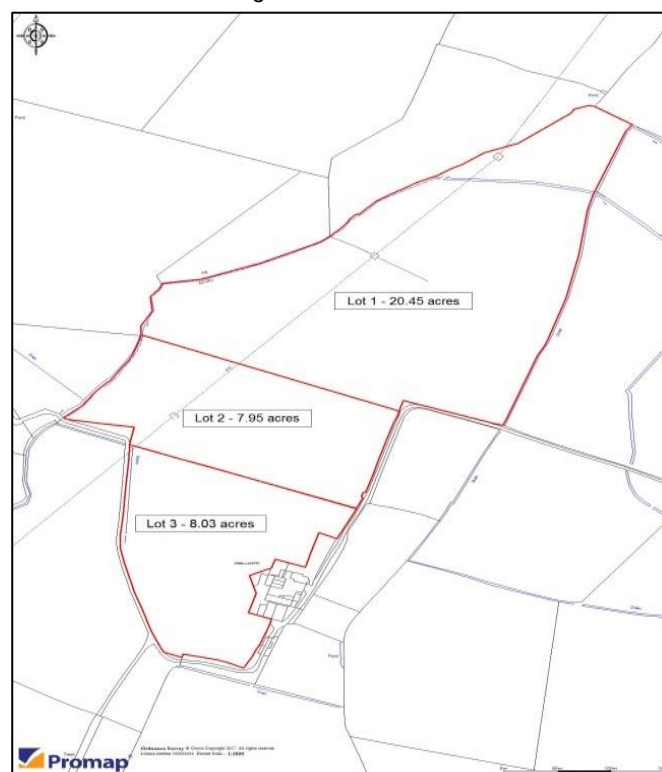
In order to conform to Money Laundering Regulations, we would ask prospective purchasers to provide proof of identity at the public auction. Please bring a passport or UK driving licence together with a public utility bill, bank statement or local authority tax bill.

## Contracts and Conditions of Sale

The Contracts and Conditions of Sale will be available for inspection at our Menai Bridge office and Hibberts LLP's office for the ten 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 Contracts and other documentation must be raised with the vendor's Solicitors or us 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.

## Viewing

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



## 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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