



JONES PECKOVER

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For Sale by Public Auction



FELIN UCHAF, ABERGWYNGREGYN, LLANFAIRFECHAN, GWYNEDD, LL33 0LL

- Comprising of buildings with potential for alternative uses together with 1.72 acres or thereabouts of mixed quality land.
- The buildings are currently being used for housing and storage purposes with the land being used primarily for sheep grazing.
- Situated within the Snowdonia National Park Authority and within less than half a mile of the popular Rhaeadr Falls.
- Guide Price – In excess of £20,000.00.

VENDORS' SOLICITORS:

Pritchard & Company Solicitors, Gelliniog Wen, Dwyran, Anglesey, LL61 6RG
Tel: 01248 430489

Regulated by RICS



Agents' Remarks

A rare opportunity to purchase an unique property comprising of buildings with potential for alternative uses together with 1.72 acres or thereabouts of mixed quality land. The buildings are currently being used for housing and storage purposes with the land being used primarily for sheep grazing. It is situated within the Snowdonia National Park Authority and is only half a mile or so from the popular Rhaeadr Falls.

Location

The property is more or less located 1.25 miles from the A55 Expressway, 10.2 miles from the town of Conwy, 14.1 miles from the town of Caernarfon and 7.8 miles from the city of Bangor.

Directions

Travelling from the direction of Conwy along the A55 Expressway, take the exit signposted Abergwyngregyn. After crossing straight over the council road and by-passing the property known as Aber Original Pine Furniture, take the right hand turn signposted Rhaeadr Falls. Travel for approximately 1.2 miles on the same road and the gate access to the property with the sign NO-SHEEP attached to it 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 eligible land from the 2018 Scheme Year onwards.

Mineral Rights

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

Development and Planning Overage

The property will be subject to a Development and Planning Overage of 30% over 30 years from the proposed completion date. In the event that planning permission will be granted in the next 30 years for any alternative uses to the aforementioned buildings, then the vendors' or their heirs will be entitled to a 30% proportion of the increase in market value.

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.

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 will be offered for sale by public auction at The Four Crosses Inn, Four Crosses, Menai Bridge, Anglesey, LL59 5RP on Monday 8th May 2017 at 6:00pm. This is subject to conditions and unless an acceptable offer will be received in the meantime.

Proof of Identity

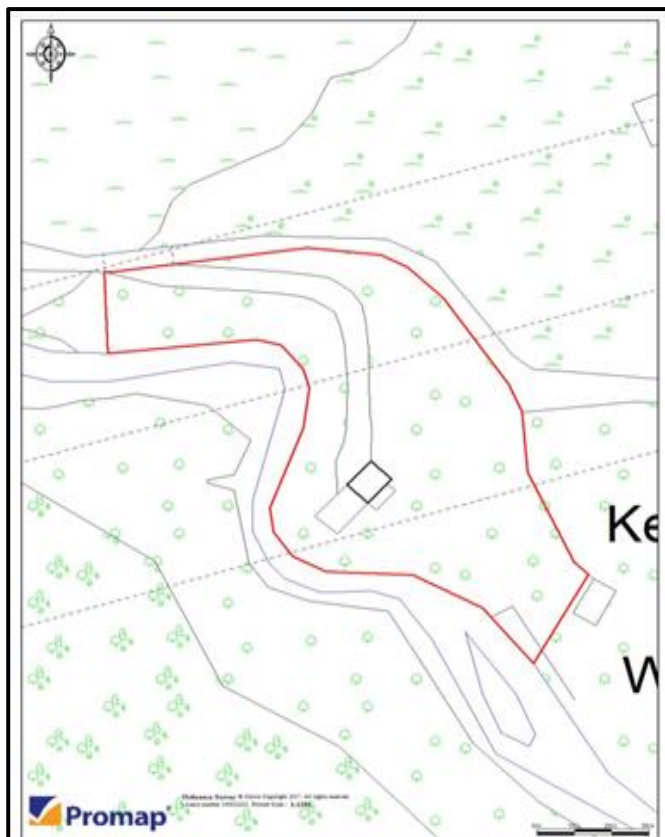
In order to conform to Money Laundering Regulations, we would ask prospective purchasers to provide proof of identity at the public auction. Please bring a passport or UK driving licence together with a public utility bill, bank statement or local authority tax bill.

Contract and Conditions of Sale

The Contract and Conditions of Sale will be available for inspection at our Menai Bridge office and Pritchard & Company Solicitors' 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 Contract and other documentation must be raised with the vendors' 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 property, by foot only. We nor the vendors 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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