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Agents

For Sale by Formal Tender



**EIFL ROAD GARAGE
TREFOR
CAERNARFON
GWYNEDD
LL54 5LW**

- Shed currently used as a repairs garage and MOT testing station in the large village of Trefor.
- Potential for alternative uses (subject to consent).
- Formal Tenders (subject to conditions and unless previously sold) to be received by no later than 12 noon on Friday 15th December 2017.
- Guide Price – £70,000.00 to £100,000.00.

VENDORS' SOLICITORS:

Mr E Clwyd-Jones, Parry Davies Clwyd-Jones & Lloyd LLP, Castle Chambers, 2A Bridge Street, Castle Square, Caernarfon, Gwynedd, LL55 1AB

Tel: 01286 673381 E-mail: eclwydjones@btconnect.com

Regulated by RICS



Agents' Remarks

The property comprises of a timber framed and corrugated sheeted shed that is currently used as a repairs garage and MOT testing station (Vehicle Testing System Site Number: 42891), including all equipment used to carry out MOT testing. The site adjoins the development boundary of the large village of Trefor in the Joint Local Development Plan 2011 – 2016 and provides potential for alternative uses (subject to consent). The garage benefits from mains electricity (3 phase connection) and mains water.

The property briefly comprises of the following:

- MOT testing station area – 8.55m x 5.53m.
- Office – 2.57m x 2.40m.
- Store Room – 2.70m x 2.40m.
- Workshop – 11.06m x 11.06m.
- WC – 2.23m x 1.51m.

Externally the shed measures approximately 16.75m x 11.28m. Ample parking space is provided to the front of the property.

Location

Eifl Road Garage is located within the village of Trefor, which is situated on the north coast of the Llŷn Peninsula. Trefor benefits from local amenities including a village store, primary school and is also situated on a bus route. Further amenities and facilities are provided in the nearby town of Pwllheli which is situated approximately 8.5 miles from the village. The town of Caernarfon is also within close proximity, being 14 miles or thereabouts from Trefor.

Directions

When travelling along the A499 road from the direction of Caernarfon towards Pwllheli, take the right hand turning signposted Trefor, which is approximately 4.5 miles from the end of the 40 mile per hour zone in Pontllyfni. After taking this turning, travel along the road into the village of Trefor for 0.9 of a mile before taking the right hand turn down Eifl Road. Travel along this road for 0.1 of a mile and Eifl Road Garage will be situated on your right.

Tenure

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

Development and Planning Coverage

The property will be subject to a Development and Planning Coverage of 40% 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, then the vendors' or their heirs will be entitled to a 40% 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.

Method of Sale

The land is offered for sale by formal tender. Tenders must be received by no later than 12 noon on Friday 15th December 2017 (subject to conditions and unless previously sold).

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.



MENAI BRIDGE OFFICE: Britannia House, Four Crosses, Menai Bridge, Anglesey LL59 5RW
T 01248 362524 E menaidridge@jonespeckover.com

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 Eifl Road Garage'.

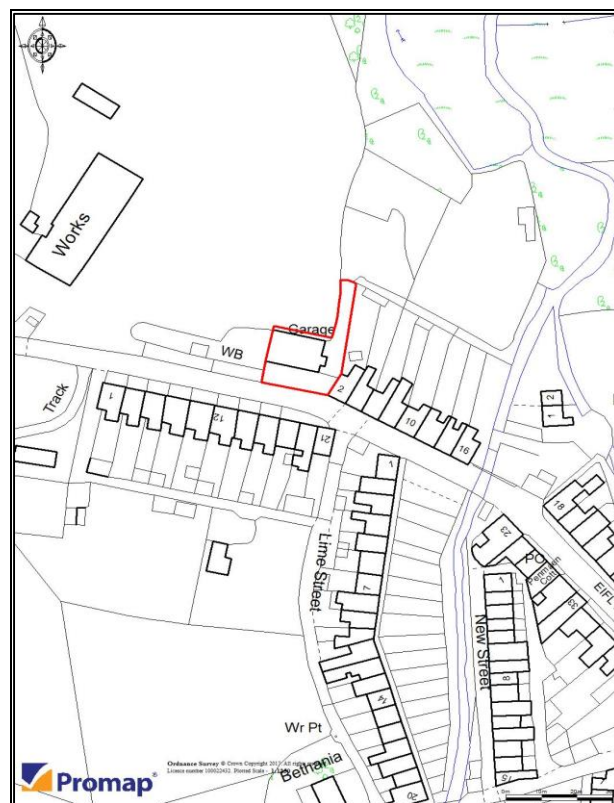
Tenders must be made by way of a set price and not by reference to the amount of any other tender. The vendors are not bound to accept the highest or any tender.

Every tender must be accompanied by payment of the appropriate deposit (made payable to Parry Davies Clwyd-Jones & Lloyd LLP), 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 5th December 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 Parry Davies Clwyd-Jones & Lloyd LLP's office, again during normal office hours.

Viewing

By appointment only by contacting our Menai Bridge Office.



(For illustration purposes only, not to scale)