



**Land Formerly part of Ty Main Newborough, Llanfair PG, LL61 6PY
Guide Price £100,000**

**A rare and unique opportunity to acquire a highly productive parcel of land extending to
10.89 acres or thereabouts with good road frontage and mains water.**

**FOR SALE BY INFORMAL TENDER
Tenders Close at 12 noon on Wednesday 15th November, 2023
(Unless withdrawn or previously sold)**

This sale is conducted through our Denbigh Office (Tel No : 01745 812049)

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is conveniently situated on the outskirts of the village of Newborough.

From Gaerwen turn left onto Lon Berea and proceed along the B4419 through the village of Llangaffo for approximately 5 miles. On entering the village of Newborough, the land is situated on the right hand side with Clough & Co for sale board identifying the parcel of land.

DESCRIPTION

The land extends to approximately 10.89 acres or thereabouts and is in three enclosures and enjoys good road frontage and mains water supply. The land has spectacular views over open countryside of Anglesey. The land is all laid down to pasture and is in excellent heart. The land is suited for agricultural, amenity, equestrian or alternative uses, subject to the necessary consents.

VIEWING ARRANGEMENTS

Viewing arrangements are at any reasonable time (on foot only) upon production of a copy of the brochure details as a permit.

SERVICES

Mains water available.

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale/sold excluding any Basic Payment Scheme Entitlements.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

OVERAGE & RESTRICTIONS

1) The land will be sold subject to an overage whereby a 50% of any uplift in value arising from the grant of subsequent implementation or sale of the land, with the benefit of residential or commercial development or planning permission, shall become payable to the vendors or their successors in title within 25 years. Agricultural and equestrian building and development are exempt from the overage.

2) The purchaser will be responsible to erect a stock proof fence along the boundary marked blue on the attached plan.

MODE OF SALE

The property is offered for sale by Informal Tender. All tenders should be submitted on the form attached to this brochure and should be received at Clough & Co, 45 High Street, Denbigh, LL16 3SD in a sealed envelope marked "TY MAIN LAND". All tenders must be received at our Denbigh office by 12 noon on Wednesday 15th November, 2023.

Tender forms are available from the Denbigh

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7.

Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.



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— CLOUGH & CO —
 Residential, Agricultural, Commercial
 Auctioneers, Valuers, Surveyors, Land & Estate Agents