



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



**Formerly Part of Llwyn Onn Llanddeusant, Holyhead,
Anglesey LL65 4DT**

Offers In Excess Of £150,000

**A conveniently located block of approximately 14.62 acres (5.917 hectares) of
good agricultural land, benefiting good road frontage and natural water.**

FOR SALE BY PRIVATE TREATY

Joint Agents Landeg Land Management

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is conveniently situated on the outskirts of the village of Llanddeusant, opposite the Llynnon Windmill.

Proceeding along the A55 towards Holyhead, exit at Junction 3 signposted Valley, at the traffic light in Valley turn right for Cemaes A5025. In Llanfachraeth turn right signposted Melin Llynnon, opposite the Holland Hotel car park. Proceed to the T junction adjacent Tyn y Maen Chapel. Turn left and proceed for approximately 3/4 mile taking the second left, then take the first right for the Wind Mill and the land will be found on the right hand side just before the Mill.



DESCRIPTION

The land extends to approximately 14.62 acres, is contained within two main enclosures and enjoys good road frontage with two access points. The field nearest the Mill is of good stock rearing and crop growing quality while the lower field is bisected by a small stream and would benefit from drainage work.

LAND SCHEDULE

OS ENCLOSURE NO AREA

7117 2.71

7311 2.94

8714 4.96

8300 4.01

Total 14.62 acres (5.917 hectares) approx



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

Natural water source.

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

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.

JOINT AGENTS

Landeg Land Management

Tel No 07880032675

SITE PLAN

