



Fodol Land Llandegfan, Menai Bridge, LL59 5SB

Guide Price £650,000

An opportunity to purchase good quality agricultural land extending to 79.85 acres (32.31 hectares). The land is conveniently allocated into 5 parcels having several access points and occupying an accessible location on the outskirts of the Village of Llandegfan.

FOR SALE BY FORMAL TENDER
Tenders Close 12 noon on Wednesday 9th October, 2024

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

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is situated on the edge of the Village of Llandegfan and being 2 miles from Menai Bridge, 3 miles of Britannia Bridge and 23 miles of Holyhead.

Upon crossing the Britannia Bridge take a right towards Holyhead onto the A5025 road. At the roundabout take the second exit staying on the A5025 road, at the crossroads take a right and then take the next left and the land can be seen on your right hand side as indicated by the attached plan and signposted Clough & Co for sale board.



DESCRIPTION

Very rarely does the opportunity arise to purchase productive land of optimum acreage. The land is suitable for both grazing and cropping purposes and benefits several access points. The land also includes a cattle housing facility.



SERVICES

The land benefits natural water supply.

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

MODE OF SALE

This property is offered for sale by Formal Tender. All tenders are to be submitted on the tender form provided by the vendors solicitors (being accompanied with the appropriate deposit sum). All tenders are to be sent to Clough & Co, 45 High Street Denbigh, LL16 3SD in a sealed envelope marked "Y FODOL LAND". All tenders must be received by 12 noon on Wednesday 9th October, 2024 and accompanied by payment of the appropriate deposit made payable to Parry Davies Clwyd-Jones Lloyd LLP, Llangefni being 10% of the amount tendered. Only the successful buyer(s) deposit will be encashed with any deposit for unsuccessful tenderers being returned by post.

Acceptance of the tender by the vendors in this manner will constitute exchange of contracts for sale, so intending purchasers are advised to make themselves familiar with the contract terms (and any acceptance of a tender by the vendors will be on the basis that these documents have been inspected and agreed).

CONTRACT CONDITIONS

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection at Parry Davies Clwyd-Jones, Lloyd LLP, Llangefni office.

BASIC PAYMENT SCHEME

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

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.

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.

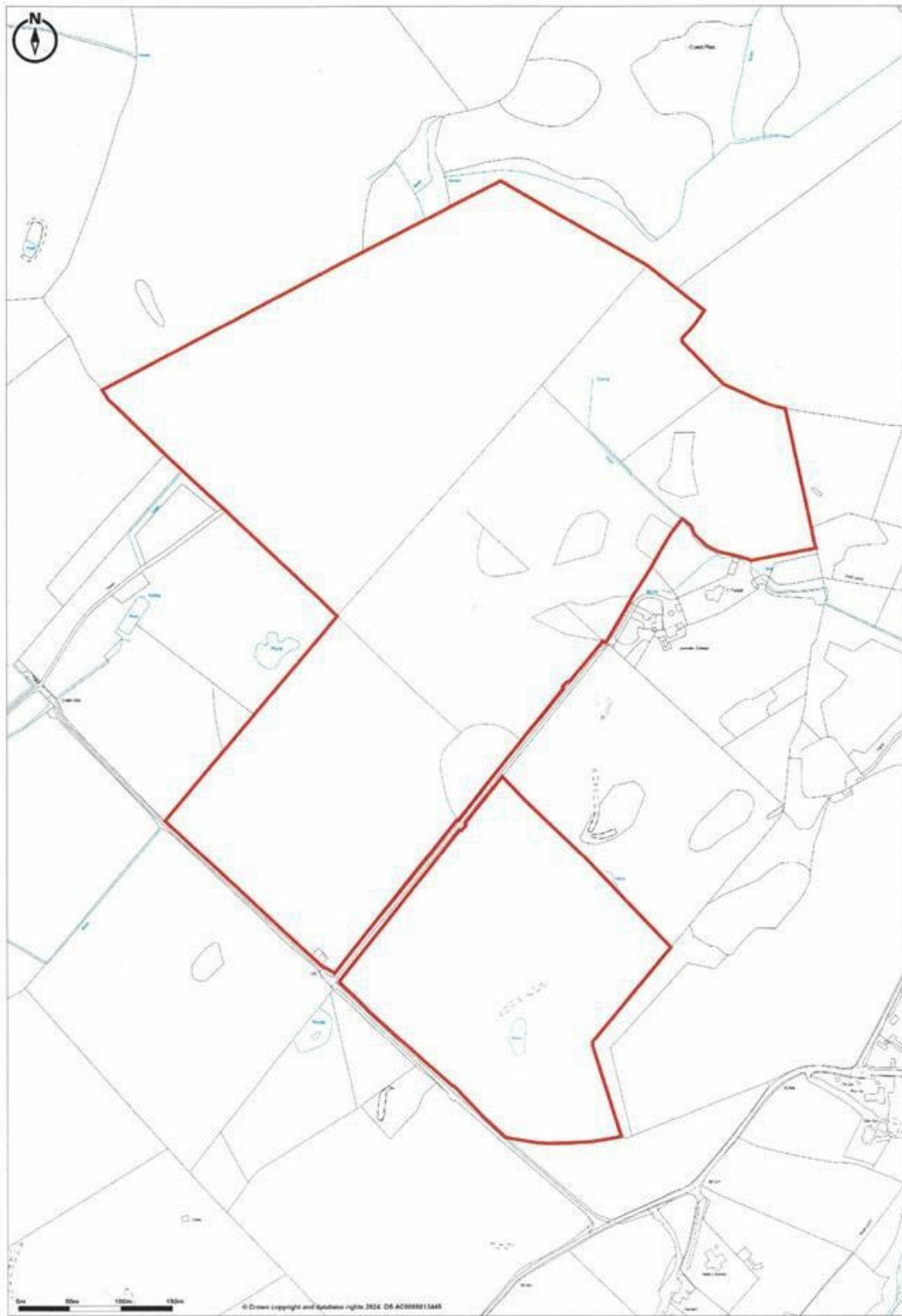
DISPUTES

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.

VENDORS SOLICITORS

Parry Davies Clwyd Jones & Lloyd LLP, 25 Church Street,

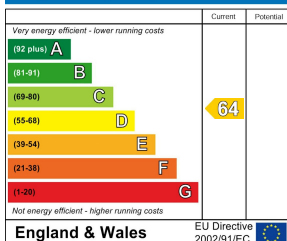
Llangefni, Anglesey LL77 7DU (Tel: 01248 723106) - For the
attention of Lena Rees Davies



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LANDMARK INFORMATION

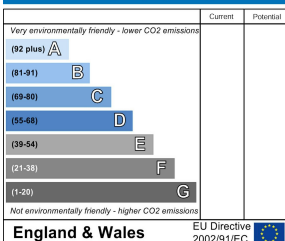
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Plotted Scale - 1:5000. Paper Size - A4

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents