



**Residential Plots at Bryn Brochan Talwrn, Llangefni, Isle of Anglesey
LL77 7SS
Guide Price £325,000**

Residential building land benefiting detailed planning consent for the erection of two detached bungalows and four semi-detached houses.

The site is located in the sought after village of Talwrn, benefits good road frontage and is within 3 miles or so of Llangefni town centre and approximately 4 miles of Junction 6 of the A55 North Wales Expressway.

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The plots are situated within the popular village of Talwrn in central Anglesey, 3 miles or so from the Market Town of Llangefni and approximately 4 miles from Junction 4 or the A55 North Wales Expressway which provides easy access to Chester and beyond.

From the main land crossing the Britannia Bridge exit at Junction 8 (second exit from the bridge) then turn right at the 'T' junction, at the roundabout go straight over second exit onto the A5025. Proceed into the village of Pentraeth then take the first left just after the Panton Arms, onto the B5109 signposted Llangefni/Talwrn 3 miles. Proceed to the staggered crossroads at Talwrn and turn left and the property will be found on the right hand side after approximately 400 hundred meters.



DESCRIPTION

Planning permission was granted under reference number FPL/2019/172 for the erection of six dwellings on land at Bryn Brochan, Talwrn subject to a section 106 agreement that one of the dwellings (a two bedroom semi-detached house) will be an affordable dwelling. The approved accommodation of the dwellings are as follows :-

2 No Detached Bungalows

Hall

Lounge

Kitchen/Diner

Sun Room

Master Bedroom with En Suite

2 Further Bedrooms

Bathroom/WC

2 No Semi-detached houses

Ground Floor

Hall

Lounge

Kitchen/Diner

Cloakroom

First Floor

Landing

3 Bedrooms

Bathroom/WC

2 No Semi-detached Houses

Ground Floor

Hall

Lounge

Kitchen/Diner

Cloakroom

First Floor

Landing

2 Bedrooms

Bathroom/WC

(one of which will an affordable basis)

Copies of the plans and planning decision notice are available at our Denbigh Office or contact our Denbigh Office so that they can be emailed.



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

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

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.

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.

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.

IMPORTANT

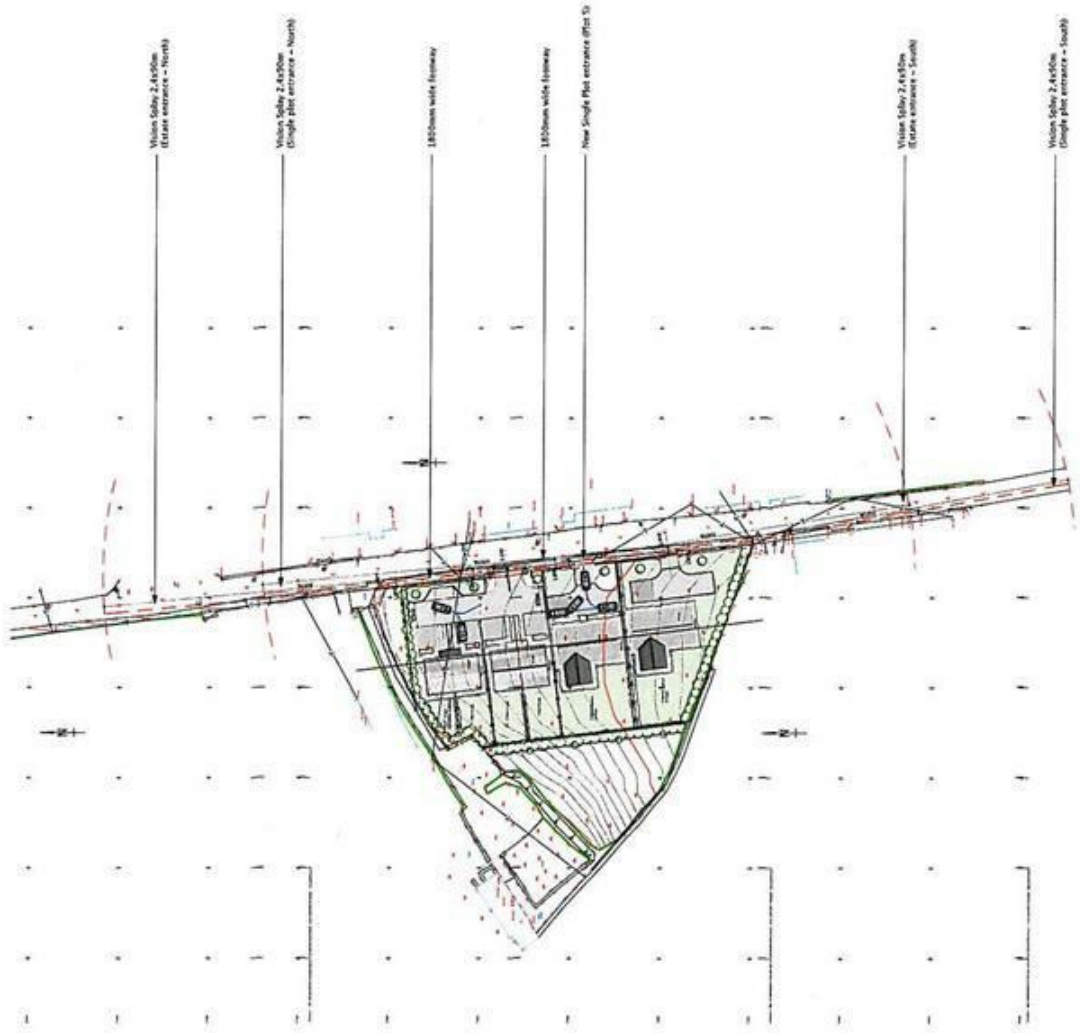
1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, 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.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



- 1. Proposed areas for plot 1
- 2. Areas to be reserved for reserved
- 3. Areas to be reserved for reserved
- 4. Areas not shown to other parties

B D A

BRIQ design + architecture
 Proposed Housing Development
 Site Adj Bryn Brecon
 Talern, Anglesey

Site Layout - 1:500

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|----------|------------------------------|
| DATE | 12/01/2018 |
| SCALE | 1:500 |
| PROJECT | Proposed Housing Development |
| CLIENT | BDA |
| DESIGNER | BDA |
| DATE | 12/01/2018 |

