



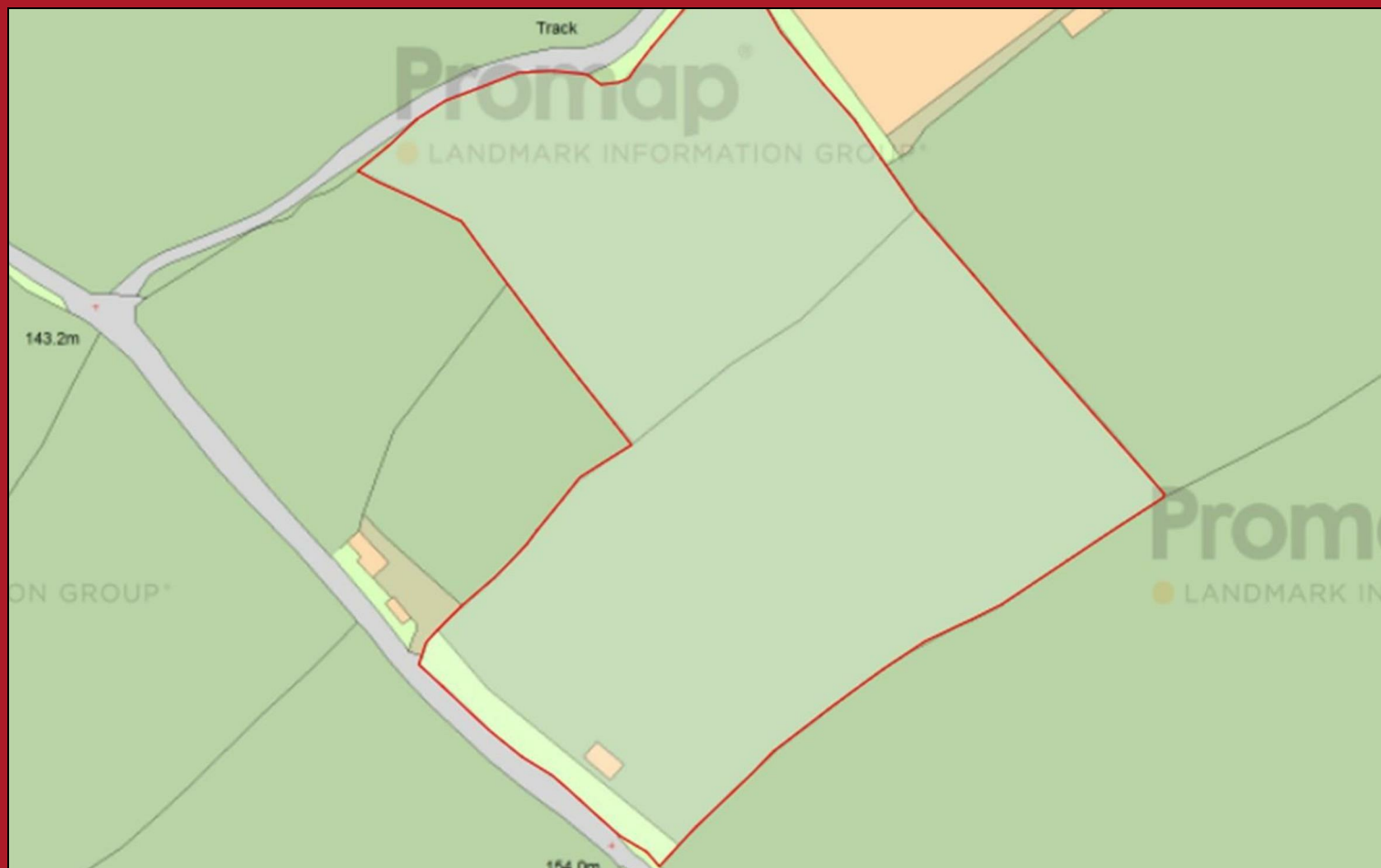
# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

61 Market Street, Abergele, Conwy, LL22 7AF

T: 01745 832240



## Land Nr Betws Yn Rhos

- GRAZING LAND FOR SALE
- FOR SALE BY INFORMAL TENDER
- 5 ACRES
- SITUATED ABOVE ABERGELE
- CLOSING DATE 12 NOON 30/04/2025
- 2.03 HECTARES

## DIRECTIONS

From our Abergele office go along Market Street and turn right at the traffic lights onto Chapel Street. Follow the road out of Abergele and at Pen Yr Efail crossroads turn right signposted Betws Yn Rhos. Take the first down the lane and the land is on the right.

## TENURE

We are advised the land is available freehold with vacant possession on completion.

## WAYLEAVES, EASEMENTS

### RIGHTS OF WAY AND THE TOWN & COUNTRY PLANNING ACT

The land 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.

## OVERAGE CLAUSE

### DEVELOPMENT AND PLANNING OVERAGE

The land will be subject to a Development and Planning Overage of 30% over 30 years from the proposed completion date. In the event that planning permission will be granted in the next 30 years for any form of residential and/or commercial development, the vendors or their heirs will be entitled to a 30% proportion of the increase in market value.

## METHOD OF SALE

The land is for sale by informal tender. All offers must be submitted to the selling agents in writing before 12 noon on the 30th April 2025. Please complete one of our tender forms and return to: Jones Peckover Estate Agents, 61 Market Street, Abergele, Conwy, LL22 7AF.

## VIEWING

No appointment is necessary to view the land, by foot only. However neither we nor the vendors will be held liable for any injuries which may be sustained whilst viewing the land.

## IMPORTANT

- These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
- 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.
- 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.
- Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
- 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.

## MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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