



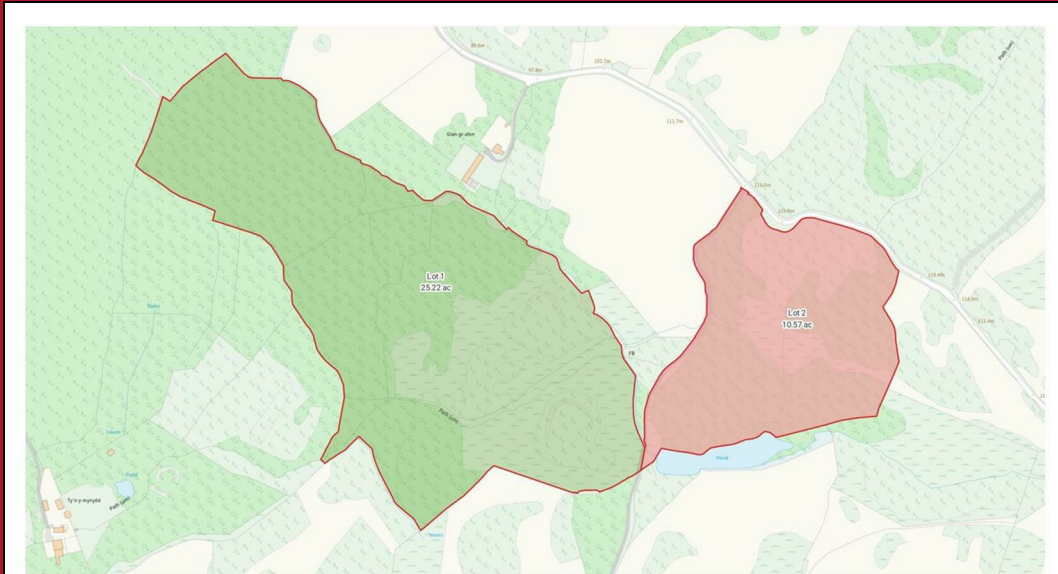
# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Glan Yr Afon Land Wern Y Wylan, Beaumaris, Isle of Anglesey LL58 8TR

- 14.49 Hectares (35.79 acres) or thereabouts of Mixed quality land for sale in two lots by Formal Tender (subject to conditions).
- Lot 1 - 10.21 hectares (25.22 acres) or thereabouts
- Lot 2 - 4.28 hectares (10.57 acres) or thereabouts
- Guide Price: £3000 to £6000 per acre.
- Formal Tenders to be received at our MENAI BRIDGE OFFICE by no later than 26th AUGUST 2024 (12 noon)

14.49 hectares (35.79 acres) or thereabouts of mixed quality land for sale in two lots by Formal Tender (subject to conditions).

Guide price £3,000- £6,000 per acre.

### VENDORS' SOLICITOR

Parry Davies Clwyd-Jones Lloyd LLP, c/o Mr Euros Clwyd-Jones, 27 Bangor Street, Caernarfon, Gwynedd, LL55 1AT  
Tel: 01286 673381

### AGENTS' REMARKS

A rare opportunity to purchase 14.49 hectares (35.79 acres) or thereabouts of mixed quality land in two lots, as follows:

Lot 1 - 10.21 hectares (25.22 acres) or thereabouts.

Lot 2 - 4.28 hectares (10.57 acres) or thereabouts.

The two lots are divided by a hardstanding track, which we understand the Vendor owns and will be retaining. With time and investment the two lots have the potential to be vastly improved.

### LOCATION

The land is situated in a rural area on the outskirts of Llanddona. Llanddona is a small village on the eastern side of the Isle of Anglesey, sitting between Benllech and Beaumaris, which are very popular holiday destinations.

### DIRECTIONS

From our Menai Bridge office (post code – LL59 5RW) travel along the A5025 for 1.5 miles before turning right for Llansadwrn. Travel for another 1.5 miles before taking the left hand turning for Pentraeth. Proceed for 0.4 miles before taking the right hand turning for Llanddona. Travel for a further 1.5 miles then turn left for Wern y Wylan. The land will be identified within 0.5 miles, sitting either side of the hardstanding track signposted Llais Aderyn at the junction. Please note that the gated access into Lot 1 is approximately 300m from the aforementioned junction.

### TENURE

Freehold with vacant possession available upon completion of the sales.

### BASIC PAYMENT SCHEME

The purchaser(s) will be able to claim Basic Payment Scheme Entitlements (subject to meeting the Scheme's Rules) on the eligible land areas from the 2025 scheme year onwards. There are no Basic Payment Scheme Entitlements included with the land but may be purchased by separate negotiation.

### WAYLEAVES, EASEMENTS, RIGHTS OF WAY AND THE TOWN A

The property 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 obligation on the part of the Vendor or us to specify them. The Vendor retains the right to connect to the mains water connection on the land for her other land on the other side of the council-maintained road as well as having the right to maintain indefinitely.

### BOUNDARIES

The purchaser(s) shall be deemed to have full knowledge of all the boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars of sale or plan, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

### METHOD OF SALE

The property is offered for sale by Formal Tender. Formal Tenders must be received at our Menai Bridge office (Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW) by no later than 12 noon on 26th August 2024 (subject to conditions).

Tenders must be made on the official Tender Forms and include the full name(s) and address of the intending buyer(s), the name and address of the buyer(s)'s Solicitors and, if necessary, an authority to make the offer(s) if made on behalf of a firm or company. The Tender Forms are provided with these particulars of sale. Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender for Glan yr Afon Land'.

Tenders must be made by way of a set price and not by reference to the amount of any other tender. The Vendor are not bound to accept the highest or any tender.

Every tender must be accompanied by payment of the appropriate deposit (made payable to Parry Davies Clwyd-Jones Lloyd LLP), being 10% of the amount tendered. Deposit payments will not be encashed until after the date of close of tenders. Only the successful buyer(s)'s deposit will then be encashed, any deposits from unsuccessful tenderers being returned by post. Acceptance of the tender by the Vendor in this manner will constitute the exchange of contracts for the sale so intending purchasers are advised to make themselves familiar with the Contract terms and any acceptance of any tender by the Vendor will be on the basis that these documents have been inspected and agreed.

Buyer's Premium of £500 plus VAT (£600) will apply to each lot. The cheque in the sum of £600 should be made payable to Jones Peckover and accompany the relevant Tender Form and deposit

cheque made payable to Parry Davies Clwyd-Jones Lloyd LLP.

Copies of the Contracts and title documents may be available on request from the Vendor's Solicitors, Parry Davies Clwyd-Jones Lloyd LLP, c/o Mr Euros Clwyd-Jones, 27 Bangor Street, Caernarfon, Gwynedd, LL55 1AT (Tel: 01286 673381) during normal office hours. It is anticipated that the Contracts and title documents will be available by no later than 12th August 2024.

### **MONEY LAUNDERING**

We are required by Law to verify the identity and address of everyone who offers, bids or buys property. Please include the following documentation with the Tender Form(s):

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

### **VIEWING**

No appointment is necessary to view the land, by foot only. We nor the Vendor will be held liable for any injuries which may be sustained whilst viewing the land.

### **GUIDE PRICES**

Lot 1 – £3,000 to £6,000 per acre.

Lot 2 – £3,000 to £6,000 per acre.

Please note that these are only guides. For the avoidance of doubt, there will only be one opportunity for prospective purchasers to offer on this property. Therefore, prospective purchasers should ensure that they put their very best offer forward before the deadline.

### **MISREPRESENTATION ACT (D)**

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.



