



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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, Cae'r Felin, Abergwyngregyn, Llanfairfechan, LL33 0LW

- Approx. 3.40 Acres (1.38 Hectres)
- Small Field Shelter
- 12 noon 25th October 2024
- Mixed Quality Land
- For Sale By Formal Tender
- Guide Price £30,000 to £50,000

A rare opportunity to purchase 1.38 hectares (3.40 acres) or thereabouts of mixed quality land with a small field shelter near the popular Rhaeadr Falls. With time and investment the disregarded areas of land have the potential to be vastly improved.

LOCATION

The land is situated in close proximity to residential buildings in Abergwyngregyn.

DIRECTIONS

Travelling along the A55 Expressway from the direction of Conwy, take the exit signposted Abergwyngregyn and Aber Falls Distillery. Then go straight across the road, passing a café before taking the right hand turning signposted Rhaeadr Falls. Travel uphill for 0.2 of a mile before taking the left hand turning by Hen Felin Café. Access into the land will then be identified within a short distance on the right hand side, virtually opposite the row of houses on the left hand side.

TENURE

Freehold with vacant possession available upon completion of the sale

DEVELOPMENT AND PLANNING OVERAGE

The land will be sold subject to a Development and Planning Overage of 35% over 30 years from the 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 on the land, the Vendor or her heirs will be entitled to a 35% proportion of the increase in market value

BASIC PAYMENTY 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.

WAYLEAVES, EASEMENTS, RIGHTS

Wayleaves, Easements, Rights of Way and the Town and 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 obligation on the part of the Vendor or us to specify them.

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 land 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 25th October 2024 (subject to conditions). Tenders must be made on the official Tender Form 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 Form is provided with these particulars of sale. Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender for Land at Abergwyngregyn'.

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

Every tender must be accompanied by payment of the appropriate deposit (made payable to Russell & Co), 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 (Total = £600) will apply. The cheque in the sum of £600 should be made payable to Jones Peckover and accompany the Tender Form and deposit cheque made payable to Russell & Co.

Copies of the Contract and title documents may be available on request from the Vendor's Solicitors, Russell & Co, c/o Ms Rachel Stokes, Holland House, 125 Church Street, Malvern, WR14 2AH (Tel: 01684 892000 Ext: 206) during normal office hours. It is anticipated that the Contract and title documents will be available by no later than 14th October 2024.

VENDOR'S SOLICITORS

Russell & Co, c/o Ms Rachel Stokes, Holland House, 125 Church Street, Malvern, Worcestershire, WR14 2AH
Tel: 01684 892000 Ext: 206

MONEY LAUNDERING (D)

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/Photographic Driving Licence and a recent 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 PRICE

£30,000 to £50,000.

Please note that this is only a guide. 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.



