



# JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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## Land known as Parc Minffordd , Llanrug, LL55 4RD

- 8.93 hectares (22.07 acres) or thereabouts of mixed quality land with natural water, on the edge of the village of Llanrug
- Guide Price: £180,000 to £220,000
- Please note that a proportion of the land is being put forward for possible inclusion in the Gwynedd Local Development Plan (2024–2039) before the deadline of 2nd October 2024
- Within very close vicinity of properties and with future planning potential
- Formal Tenders to be received at our Menai Bridge office by no later than 20th November 2024 (12 noon).

A rare opportunity to purchase 8.93 hectares (22.07 acres) or thereabouts of mixed quality land on the edge of the village of Llanrug. Please note that a proportion of the land is being put forward for possible inclusion in the Gwynedd Local Development Plan (2024–2039) before the deadline of 2nd October 2024.

### VENDOR'S SOLICITORS:

Robyns Owen Solicitors, 36 High Street, Pwllheli, Gwynedd, LL53 5RY  
Tel: 01758 613177

### LOCATION

The land is within very close vicinity of properties and has future planning potential. In terms of distances, it lies approximately 4 miles from the town of Caernarfon, 10 miles from the city of Bangor and 4 miles from the popular tourist village of Llanberis.

### DIRECTIONS

After passing the Spar convenience store and Essar fuel station in the village of Cwm-y-Glo, travel for 0.6 miles along the A4086 before taking the left hand turning by Y Glyntwrog Inn, signposted Ceunant and Brynteg. Travel along Ffordd Bryngwyn for 0.3 miles before taking the right hand turning for Ffordd Minffordd. The first access into the land will then be identified on the left hand side within 0.1 miles.

### 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 development on the land, the Vendors or their heirs will be entitled to a 35% proportion of the increase in market value.

### 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.

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

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 Vendors or us to specify them.

### BOUNDARIES

The purchaser(s) shall be deemed to have full knowledge of all the boundaries and neither the Vendors, nor the Vendors' 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 Vendors' 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 20th November 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 Llanrug'.

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

Every tender must be accompanied by payment of the appropriate deposit (made payable to Robyns Owen Solicitors), 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 Vendors 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 Vendors 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 Robyns Owen Solicitors.

Copies of the Contract and title documents may be available on request from the Vendors' Solicitors, Robyns Owen Solicitors, 36 High Street, Pwllheli, Gwynedd, LL53 5RY (Tel: 01758 613177) during normal office hours. It is anticipated that the Contract and title documents will be available by no later than 11th November 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 Vendors' will be held liable for any injuries which may be sustained whilst viewing the land.

### GUIDE PRICE

£180,000 to £220,000.

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.



