



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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20.41 Acres Land on the West Side Of The B4419, Gaerwen, Anglesey LL60 6HY

- 8.26 Hectres (20.41 Acres) or There abouts ■ For Sale By Formal Tender of Land
- In Two Lots
- Lot 1 - 4.57 Hectares (11.29 acres)
- Lot 2 - 3.69 Hectares (9.12 acres)
- Suitable for Grazing and Cropping

LOCATION

The land is situated in a rural area on the outskirts of Gaerwen. Gaerwen is a small village on the southern side of the Isle of Anglesey, sitting between Llanfairpwll and Llangefni, and within very close vicinity of the A55 expressway.

DIRECTIONS

Directions to Lot 1: After travelling through Gaerwen from the direction of Llanfairpwll, take the left hand turning for Newborough, Llangaffo, The Anglesey Transport Museum and The Model Village. Then travel for approximately 0.1 miles before taking the right hand turning immediately after the Berea Chapel. Thereafter travel down the lane before forking left by the property named 2 Tyn Lon. Access into the Lot will be identified within a few yards on the left-hand side.

Directions to Lot 2: After travelling through Gaerwen from the direction of Llanfairpwll, take the left hand turning for Newborough, Llangaffo, The Anglesey Transport Museum and The Model Village. Then travel for approximately 0.2 miles and the

TENURE

Freehold with vacant possession available upon completion of the sales.

BASIC PAYMENT SCHEME OR SUSTAINABLE FARMING SCHEME

The purchaser(s) will be able to claim Basic Payment Scheme or Sustainable Farming Scheme Payments on the land from the 2026 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 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 31st July 2025 (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 Land at Pentre Berw'.

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 R Gordon Roberts Laurie & 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 (£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 with the deposit cheque made payable to R Gordon Roberts Laurie & Co.

Copies of the Contracts and title documents may be available on request from the Vendor's Solicitors, R Gordon Roberts Laurie & Co, c/o Mr Huw Redvers Jones, Glandwr Chambers, Llangefni, Anglesey, LL77 7EE (Tel: 01248 722215) during normal office hours. It is anticipated that the Contracts and title documents will be available by no later than 23rd July 2025.

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 – £100,000 to £140,000.

Lot 2 – £65,000 to £90,000.

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.