



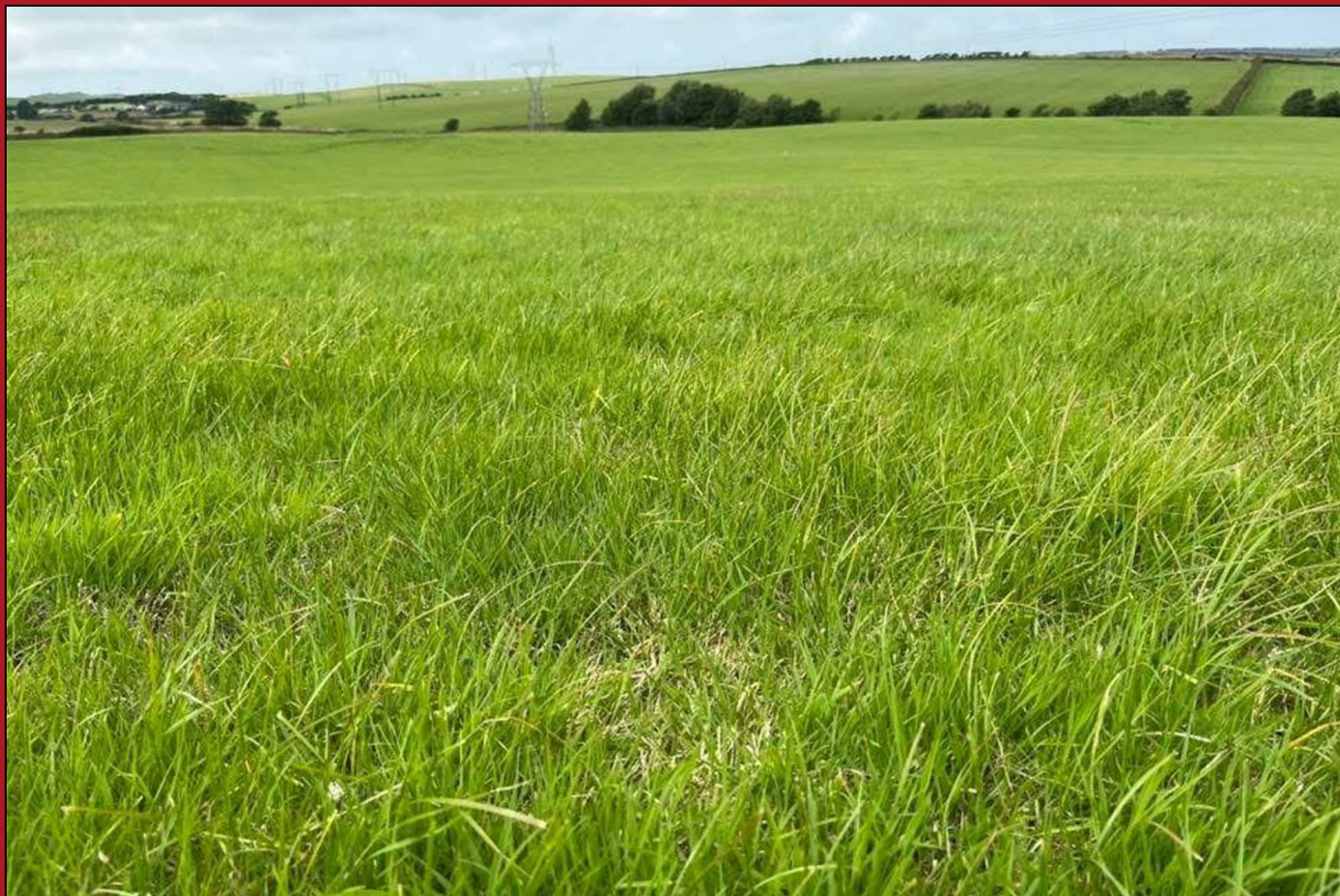
JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Land Known As Refail, Rhosgoch, Amlwch, Anglesey, LL66 0AP

- 57.46 acres (23.25 hectares) or thereabouts of excellent quality land for sale in three lots by Formal Tender (subject to conditions).
- Lot 1 - 29.34 acres (11.87) hectares) or thereabouts.
- Lot 2 - 14.82 (6.00 hectares) or thereabouts.
- Lot 3 - 13.30 acres (5.38 hectares) or thereabouts.
- Guide price: Lot 1 - £11,500 to £13,000 per acre.
- Guide price: Lot 2 - £12,000 to £13,500 per acre.
- Guide price: Lot 3 - £12,000 to £13,500 per acre.

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For Sale By Formal Tender

AGENT'S REMARKS

A rare opportunity to purchase 57.46 acres (23.25 hectares) or thereabouts of excellent quality land in three lots, as follows:

Lot 1 - 29.34 acres (11.87 hectares) or thereabouts

Lot 2 - 14.82 acres (6.00 hectares) or thereabouts.

Lot 3 - 13.30 (5.38 hectares) or thereabouts.

the three lots abut one and other and therefore there is an excellent opportunity, if desired, for one individual to purchase all three plots and be the owner of an outstanding block of land on the Isle of Anglesey. the land is suitable for cropping, harvesting and the grazing of livestock.

LOCATION

The land is situated in the rural area of Rhosgoch. Rhosgoch lies on the North-east side of the Isle of Anglesey. Rhosgoch is situated within short distances of the town of Amlwch and the village of Cemaes. Amlwch benefits from convenience stores, eating places, pubs, schools and garages.

DIRECTION

Travelling along the A5025 in the direction of Cemaes, turn left onto the road named Pig y Rhos after seeing the sign for Ring Tafarn Rhosgoch at Burwen. Then travel for approximately 1 mile along Pig y Rhos before turning right onto the road signposted Colomendy, Bodewryd and Dovecote by the access to Ysgellog. The land will then be identified in less than 1 mile on the right hand side of the road (after passing Hafodllin Bach).

TENURE

Freehold with vacant possession available upon completion of 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.

WAYLEAVES, EASEMENTS, RIGHT OF WAYS 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.

PLANNING OVERAGE

30% for 30 years from completion date if planning permission is gained that increases the value of any of the lots.

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.

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 26th September 2025.

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 Rhosgoch'.

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 Allington Hughes Law), 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 are agreed.

Buyer's Premium of £1,000.00 plus VAT (Total = £1,200.00) will apply to Lot 1 with Buyer's Premium of £500.00 plus VAT (Total = £600.00) applying to Lot 2 and Buyer's Premium of £500.00 plus VAT (Total = £600.00) applying to Lot 3. The cheque should be made payable to Jones Peckover and accompany the relevant Tender Form with the deposit cheque made payable to Allington Hughes Law'.

Copies of the Contracts and title documents may be available on request from the Vendor's Solicitors, Allington Hughes Law, 2 Vicars Lane, Chester, CH1 1QX (Tel: 01244 312166) during normal office hours. It is anticipated that the Contracts and title documents will be available from around 12th September 2025 onwards.

VENDORS SOLICITORS

Allington Hughes Law, 2 Vicars Lane. Chester CH1 1QX
Tel: 01244312166

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 license)
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 - £11,500.00 to £13,000.00 per acre.

Lot 2 - £12,000.00 to £13,500.00 per acre.

Lot 3 - £12,000.00 to £13,500.00 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(s) forward before the deadline

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

