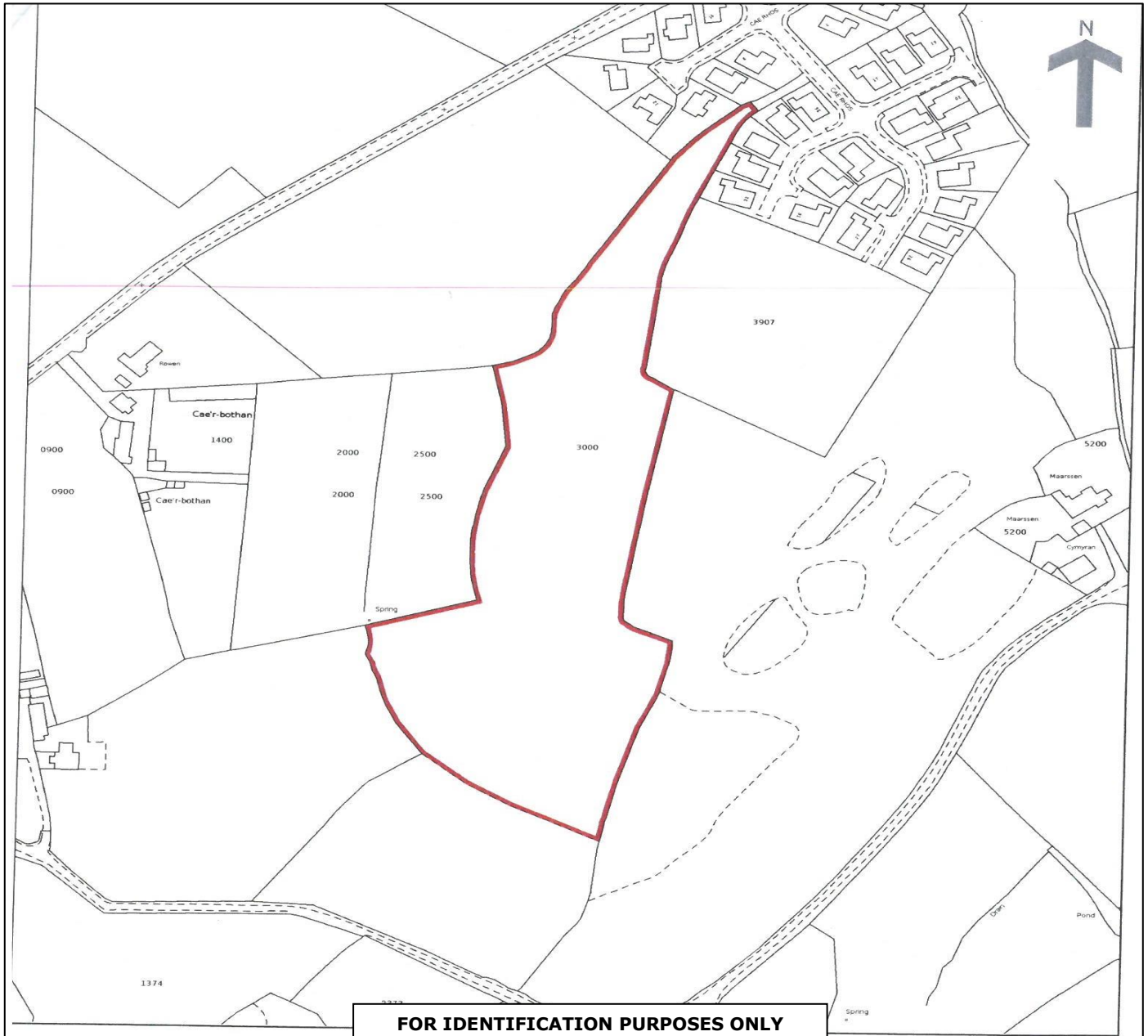




BURNELL'S
the smarter way to sell

**Land Adjacent to:
Cae Rhos
Holyhead
Anglesey LL65 2LF**

**O.I.R.O.
£60,000**



**APPROX. 5.52 ACRES OF AGRICULTURAL LAND, THE
MAJORITY OF WHICH WE BELIEVE IS CLASSIFIED AS AONB**

ON-SITE WATER SUPPLY

RIGHT-OF-WAY ACCESS OFF CAE RHOS ESTATE

01407 762165

www.nwpuk.co.uk
15/17 Market Street, Holyhead, Anglesey, LL65 1UL

enquiries@nwpuk.co.uk

Description: Opportunity to acquire approximately 5.52 acres or thereabouts of agricultural land, accessed off the Cae Rhos Estate on the periphery of Holyhead town centre, bordering open countryside and within walking distance of Porthdafarch Beach.

Access is via a right-of-way off Cae Rhos Estate which **we understand is restricted to agricultural purposes only**. There is a **public footpath** which runs the complete length of the eastern boundary. We understand there is a water supply on the land (which needs reconnecting). We also understand the field to the west which fronts Porthdafarch Road between Cae Rhos and a property known as Rowen, is currently subject to a planning application, reference FPL/2023/353 by Clwyd Alyn Housing Ltd for 54 Affordable Dwellings.

Location

The land occupies a pleasant semi rural development on the outskirts of Holyhead just off Porthdafarch Road, which terminates on the coast at the renowned Porthdafarch Beach. Fine rural and coastal walks are therefore within a stone's throw and is conveniently situated for the A55 expressway, port/railway station, town centre and most local amenities.

Overage

An overage clause will apply based on 30% overage over 30 years.

Tenure

We have been advised by the Seller that the land is Freehold. Interested purchasers should seek clarification of this from their Solicitor, **together with all other matters, including rights of access, restrictions, and wayleaves for underground and overground cables in favour of Scottish Power**.

Directions

When leaving Holyhead take the 1st exit after the A55 on the main roundabout onto Kingsland Road. Take the 1st right opposite McDonald's onto Porthdafarch Road. Continue along this road until you meet open countryside and Cae Rhos is the last development on the left-hand side. Turn left into Cae Rhos and after the 1st right-hand turning you will see a grass track signposted public footpath on the right, before the next junction.

PARTICULARS PREPARED JHB/AH

REF: 12338325



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are