



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Land Surrounding Former Rectory, Llanddeiniolen, Caernarfon, LL55 3AD

- 7.46 acres or thereabouts. Comprising of 3 field parcels
- Located immediately off the B4366 road leading from Pentir towards Caernarfon
- Grazed with sheep as well as cropped in recent years
- Direct view of Yr Wyddfa / Snowdon
- Guide Price: £60,000 to £90,000
- For Sale By Auction



An opportunity to purchase 7.46 acres or thereabouts of good quality land on the outskirts of the popular village of Bethel, near Caernarfon. The land is believed to benefit from a good supply of water and the boundaries appear to be stockproof.

Public Auction to be held at the Menai Bridge Community Heritage Trust, Thomas Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Tuesday 28th July 2026 at 6 p.m.

## LOCATION

The land is located approximately 5 miles from the popular tourist town of Caernarfon, 2 miles from the village of Bethel and 8 miles from the city of Bangor. Directions At the roundabout near Ty Mawr Tea Rooms, take the exit signposted Bethel and Caernarfon (B4366). After passing the Gors Bach pub, access into the land will soon be identified on the left hand side of the main road

## TENURE

The land is currently vacant and therefore vacant possession will be available upon completion of the sale.

## BASIC PAYMENT SCHEME OR SUSTAINABLE FARMING SCHEME

The purchaser(s) will be able to claim Basic Payment Scheme Entitlements on the land (subject to meeting the Scheme's Rules) or enter the land into the Sustainable Farming Scheme. No Basic Payment Scheme Entitlements will be included with the land upon completion of the sale.

## WAYLEAVES, EASEMENTS, RIGHTS OF WAY

And the Town and Country Planning Act

The property 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 obligations on the part of the Vendors or us to specify them.

## DEVELOPMENT AND PLANNING OVERAGE

The land will be sold subject to a Development and Planning Overage of 35% over 35 years from the proposed completion date. In the event that planning permission will be granted in the next 35 years for any form of residential and/or commercial development, the Vendors or their heirs will be entitled to a 35% proportion of the increase in market value of the land.

## SPECIFIC CONDITIONS

The vendors wish to apply the following Specific Conditions to the sale: The Land must not be used for Religious use. The Land must not be used for Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; or any use which may cause nuisance or annoyance to the vendors or the use of any retained land where present. The purchaser must forever maintain a good and sufficient stockproof boundary around all sides of the land conveyed.

## 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 will be offered for sale by Public Auction at the Menai Bridge Community Heritage Trust, Thomas Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Tuesday 28th July 2026 at 6 p.m.. Buyer's Premium of £1,500 plus VAT (Total = £1,800) will apply to the purchase. The total due to us from the successful purchaser(s) will be payable upon conclusion of the Public Auction.

## MONEY LAUNDERING

In order to conform with Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving licence together with a recent utility bill, bank statement or local authority bill to the sale. **CASH WILL NOT BE ACCEPTED AS PAYMENT OF THE DEPOSIT (10%) WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**

## CONTRACT OF SALE

The Contract and Conditions of Sale will be available for inspection at our Menai Bridge office and Hutchinson Thomas LLP's office, Pendrill Court, 119 London Road, Neath, SA11 1LF for approximately ten working days

prior to the Public Auction. They will also be available at the Public Auction, but they will not be read out at that time. Any queries or questions regarding the contents of the Contract and other documentation must be raised with the Vendors' Solicitors prior to the sale day and, in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the Public Auction.

## 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

£60,000 to £90,000. Please note that this is only a guide.

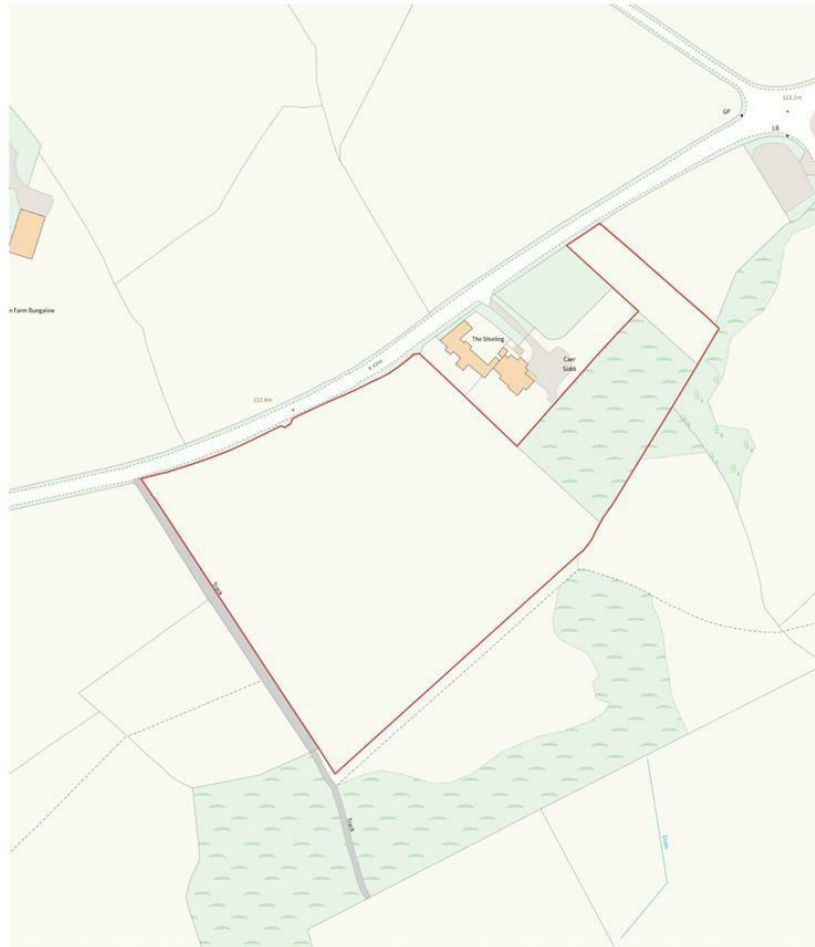
## MISREPRESENTATION ACT (D)

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.

## VENDORS' SOLICITORS

Hutchinson Thomas LLP, Pendrill Court, 119 London Road, Neath, SA11 1LF. Tel: 01639 640508.





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