



# JONES PECKOVER

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## Land Forming Part of Llechog Ganol , Amlwch, Anglesey LL68

71.54 acres or thereabouts of land.

Located on the northern side of Anglesey and within close distance of the A5025 road.

Grazed by sheep and cattle in recent years with some parcels cropped for silage.

Excellent views of parts of Anglesey.

Guide Price: £360,000 to £450,000.

Public Auction to be held at the Menai Bridge Community Heritage Trust, Thomas

### MAIN FEATURES

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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..

#### VENDORS' SOLICITORS:

R Gordon Roberts Laurie & Co LLP, Glandwr Chambers, Llangefni, Anglesey, LL77 7EE.

Tel: 01248 722215.

#### AGENTS REMARKS

A fantastic opportunity to purchase 71.54 acres or thereabouts of good quality land on the outskirts of the town of Amlwch. The land is believed to benefit from a good supply of water and the boundaries appear to be stockproof. The land is renowned for its ability to finish lambs and cattle.

#### LOCATION

The land is located approximately 1 mile from the town of Amlwch, 5 miles from the village of Cemaes and 14 miles from the town of Llangefni.

#### DIRECTIONS

From our Menai Bridge office, travel along the A5025 in the direction of Cemaes for approximately 17 miles. Soon after going through Bull Bay, take the left hand turning after passing the sign for Burwen. Travel along the B5111 for approximately 0.5 of a mile and then the access into Llechog Uchaf and Llechog Ganol will be identified on the right-hand side. Travel down the track for approximately 100 metres before accessing the land via the galvanized gate positioned on the left-hand side of the track.

#### GENERAL STIPULATIONS

##### Tenure

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

##### 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.

##### 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.

##### 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.

**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**

£360,000 to £450,000.

Please note that this is only a guide.

**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 £2,000 plus VAT (Total = £2,400) will apply to the purchase. The total due to us from the successful purchaser(s) will be payable upon conclusion of the Public Auction.

**CONTRACT OF SALE**

The Contract and Conditions of Sale will be available for inspection at our Menai Bridge office and R Gordon Roberts Laurie & Co LLP, Glandwr Chambers, Llangefni, Anglesey, LL77 7EE 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.

**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.



