



# JONES PECKOVER

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## 3.83 Acres Off South Stack Road, Holyhead, Anglesey LL65 1YU

LAND SITUATED OFF SOUTH STACK ROAD, LLAINGOCH, HOLYHEAD, ANGLESEY,  
LL65 1YU

- 3.83 acres or thereabouts of permanent pasture with an ample supply of natural water.
- Considered suitable for the grazing of cattle, sheep or horses.
- Situated in Llaingoch that lies between the Town Centre of Holyhead and Holyhead Mountain.
- Very close to the residential estate of Hirfron and considered to have potential for alternative uses, subject to gaining the necessary consents.
- Guide Price: In excess of £35,000.
- Formal Tenders to be received by no later than 30th April 2021 (12 noon).
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## VENDOR'S SOLICITORS

T R Evans Hughes & Co, c/o Mr Rhys Cwyfan Hughes, Victoria Chambers, Holyhead, Anglesey, LL65 1UR

## AGENTS REMARKS

An excellent opportunity to purchase 3.83 acres or thereabouts of permanent pasture with an ample supply of natural water.

The land has been lightly grazed in recent years and we are of the view that it is currently suitable for the grazing of cattle, sheep or horses.

Given the good location of the land we believe that it has potential, subject to gaining the necessary consents, for alternative uses.

However, we have not made any detailed enquiries on behalf of the Vendor and prospective purchasers will have to make their own enquiries in regard to this matter.

## LOCATION

The land is located approximately 1½ miles from the large town of Holyhead, 17½ miles from the town of Llangefni and 26½ miles from the city of Bangor.

### Directions

Travelling in the direction of Holyhead along the A55 Expressway, take the third exit off the roundabout that is situated near the McDonald's restaurant in Holyhead. Then travel a short distance along the road signposted Town Centre A5154/A55 before taking the left hand turning for the Town Centre. Travel for just short of half a mile, by-passing Ysgol Uwchradd Caergybi Secondary School, before taking the left hand turning at the staggered crossroads.

Travel for only 0.1 of a mile along this road before taking the right hand turning signposted Ynys Lawd/South Stack. Finally travel for 0.8 of a mile or so and the gate access to the land will be identified more or less immediately after passing Capel Seilo.

## TENURE

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

## BASIC PAYMENT SCHEME

The successful purchaser(s) will be able to register the land on his/their Welsh Government claim form/s on or before 15th May 2021 in an attempt to receive a Basic Payment Scheme payment.

The land is not believed to be currently registered with the Welsh Government.

## DEVELOPMENT AND PLANNING OVERAGE

The land will be sold subject to a Development and Planning Overage of 40% over 50 years from the proposed completion date.

In the event that planning permission will be granted in the next 50 years for any form of residential and/or commercial development, the Vendor or her heirs will be entitled to a 40% proportion of the increase in market value of the property.

## WAYLEAVES, EASEMENTS, RIGHTS OF WAY AND TOWN & COUN

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 Vendor or us to specify them.

## METHOD OF SALE

The property is offered for sale by Formal Tender. Formal Tenders must be received by no later than 12 noon on Friday 30th April 2021 (subject to conditions).

Tenders must be made on the official Tender Form 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 if made on behalf of a firm or company. The Tender Form is 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 situated off South Stack Road, Llaingoch'.

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 T R Evans Hughes & 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.

Copies of the Contract and title documents may be available on request from the Vendor's Solicitors, T R Evans Hughes & Co, c/o Mr Rhys Cwyfan Hughes, Victoria Chambers, Holyhead, Anglesey, LL65 1UR, Tel: 01407 762204, during normal office hours. It is anticipated that the Contract and title documents will be available on or after 23rd April 2021.

## 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.

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