

For Sale by Informal Tender



Approx 5 acres Bodelwen Land, Llandyfrydog, LL71 8AN

Per Acre £8,000 to £10,000

FOR SALE BY INFORMAL TENDER

A handy parcel of land fronting onto the B5111 situated between the villages of Llanerchymedd and Rhosybol.

Guide Price: £8,000-£10,000 per acre (as a whole)

UPDATED details - 21.6.21.

Sealed tenders to be in hand at Morgan Evans & Co Ltd, 28-30 Church Street, Llangefni, Anglesey, LL77 7DU by no later than 12 noon on Thursday 22nd July 2021. Envelopes to be clearly marked "5 acres Bodelwen Land".



Directions

From Llangefni proceed along the B5111 towards Amlwch. Continue through Llanerchymedd taking the second exit at the roundabout towards Rhosybol. In approx 0.9 miles turn right, continue past the property Bodelwen and the land can be found on your left hand side.

Description

Extending to approximately 5 acres in one enclosure with roadside access and a natural water supply.

Rights of Way & Easements

The land is offered for sale subject to and with the benefit of all rights either public or private, wayleaves, easements or other rights whether specifically referred to or not.

Services

No services.

Tenure

We are informed by the vendor (seller) that this property is Freehold with vacant possession upon completion of the sale once the purchasers solicitors are instructed normally when a sale has been agreed, the vendors solicitor should confirm details of title.

The land is to be used for agricultural use only for a period of 20 years.

Plan

The plan is for identification purposes only.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendors agent will be responsible for defining boundaries or ownership thereof.

Basic Payment Scheme

The land is sold excluding any entitlements.

Viewing

Contact the agent.

Price Guide

Please note that the price guide is per acre, but the whole area is being sold, the land will not be split.

UPDATE: Restrictive Covenant

We have been informed today (21.6.21) by the vendors that the land is subject to the following covenant which was in the title deed produced in May 2017:- "The Transferee for himself and his successors in title hereby agrees that the property shall be used for the purpose of agricultural use only and must not develop the property or suffer any person under his control to do so for a period of twenty five years from the date of this deed".



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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**Morgan
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