



Eiddo
**susan
jones**
Properties

**LAND AT MAES Y CEIRCHDIR
NEWBOROUGH LL61 6SG
£175,000**





25.43 ACRES OF LAND AT
MAES Y CEIRCHDIR
NEWBOROUGH
LLANFAIRPWLLGWYNGYLL
YNYS MÔN
LL61 6SG

DESCRIPTION

A productive block of low lying land laid to permanent pasture extending to 25.43 Acres (10.25 hectares) or thereabouts. Well fenced into manageable enclosures with direct access off the Council maintained track which leads down towards Llanddwyn Beach and Newborough Warren. The land is a combination of sandy/loam soil plus rocky outcrops.

An application has been submitted to Dŵr Cymru for a new water main connection for agricultural purposes. (Further details to follow)

The land is renowned for crop production and stock rearing with sheltered areas.
Stock handling / loading pen.
A full inspection is highly recommended.

VIEWING ARRANGEMENTS

Viewing arrangements are STRICTLY by prior appointment with the Selling Agent. When inspecting the land, prospective purchasers MUST be in possession of the Particulars of Sale.

TENURE AND POSSESSION

We understand that the land is Freehold and offered with Vacant Possession. Completion date will be 20 working days after the Tender date or earlier by arrangement.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY:

The land is sold subject to all existing easements, wayleaves, public and private right of ways specified or not in these particulars of sale.

RESTRICTIVE COVENANT:

The land is to be used specifically for the grazing of sheep and cattle, plus crop production and for no other purpose. Details of Restrictive Covenants are available from the Vendor's Solicitor.

DIRECTIONS:

At the centre of Newborough, approaching from Brynsiencyn, turn left for the beach at Llanddwyn. Pass the church on your right, followed by an 'S' bend. Take the first left hand corner and then you immediately see a 'No Through Road' sign. Proceed down the track, passing Maes y Ceirchdir farmhouse. The land is accessed by a gateway on the left further down.

IMPORTANT NOTICE:

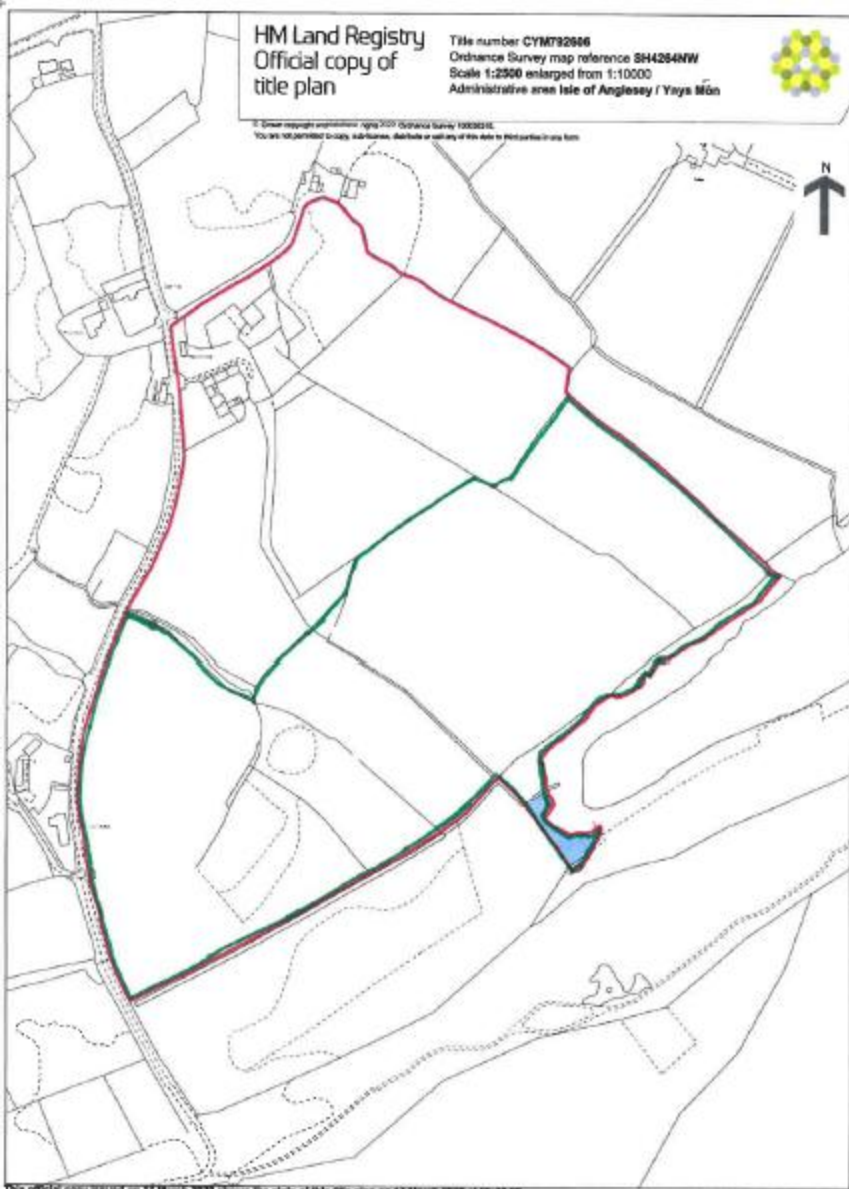
Eiddo Susan Jones Properties and their Clients give notice that:

1. They do not have any authority to make or give any representations or warranties in relation to the land. These particulars do not form part of any offer or contract and must not be relied on as statements or representatives of fact.
2. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.

SCHEDULE OF AREA:

OS 0064 1.27 Ha 3.15 Ac
 OS 0060 1.47 Ha 3.64 Ac
 OS 1067 .87 Ha 2.16 Ac
 OS 1775 1.85 Ha 4.59 Ac
 OS 2786 3.30 Ha 8.20 Ac (approx.)
 OS 3400 1.49 Ha 3.70 Ac

 10.25 Ha 25.43 Acres



LAND TO BE SOLD MARKED IN GREEN

2 Penbrynhuddig, Abererch,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements