

For Sale by Public Auction

Approx 1.9 acres, Llangristiolus, LL62 5RG



Guide Price £15,000 to £20,000

FOR SALE BY PUBLIC AUCTION

A handy sized paddock extending to some 1.9 acres set in a peaceful location in Llangristiolus.

Price Guide: £15,000 - £20,000

Available for Sale by Public Auction at 3pm on Thursday 1st November 2018 at Oriel Ynys Môn, Rhosmeirch, Llangefni, Ynys Môn, LL77 7TQ.

Directions

From Llangefni take the A5 towards Gwalchmai and turn left onto the B4422, signposted Bethel. Follow this road and take the first turning left into Llangristiolus. Follow this road past the primary school and continue for approx ¼ of a mile passing Cae'r Eurych Estate and the land can be found on your left hand side.

Description

A handy sized paddock extending to some 1.9 acres. The land is presently down to pasture with roadside access. Situated in the popular village of Llangristiolus. An excellent opportunity for a hobby farmer or equine enthusiast.

Basic Payment Scheme

The land is sold excluding any entitlement.

Services

No services. We are informed that mains water is in the close vicinity.

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.

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.

Joint responsibility for erecting a stock proof fence from A to B.

Tenure

We have been informed by the vendor (the seller) that this land is Freehold with vacant possession upon completion. Your solicitor should confirm this point by reference to the legal pack.

Plan

The plan provided is for identification purposes only and is not to scale.

Viewing

By appointment through the agents.

Buying at Auction

Buyers are required to make their own investigations to satisfy themselves as to the condition of their purchase. Buyers intending to bid at auction are strongly advised to consult a legal adviser for independent advice on legal documentation and to make any pre-contract enquiries prior to bidding. Successful buyers are advised that the contract is binding on the fall of the gavel.

Proof of Identity

To comply with money laundering regulations all successful bidders are required to provide photographic identification and proof of address when signing the Memorandum of Sale. Acceptable photographic identification Current passport or UK driving licence, Acceptable proof of address, Original utility bill, Building society or bank statement Credit card statement. Any other form issued within the last 3 months that provides evidence of residency at the correspondence address.

Deposit

Deposits are to be paid on the Fall of the Hammer to either the attending acting solicitor or Morgan Evans & Co Ltd.

Prior to auction, buyers should verify auction payment methods acceptable to attending solicitors. Payment made to Morgan Evans & Co Ltd can be made by any of the following methods;
Debit card or Bankers Draft
Personal Cheque (subject to prior arrangement).

Solicitors

Miss Eiliw Jones, Messrs R Gordon Roberts Laurie & Co, Glandwr Chambers, Llangefni, Anglesey, LL77.

Administration Charge

In addition to the 10% deposit payable, an administration fee of £800.00 plus VAT (£960.00) is payable at the same time as the contractual deposit on each lot purchased.

Registration & Legal Pack

The Legal Pack will be available to download from our website approximately 3 weeks prior to auction. A copy of the registration form can be found within the Legal Pack or contact the office for a form. Please bring the form with you on the day of Auction or alternatively register at the venue.

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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