



Approx 3.38 acres Tyn Llidiart, Rhosyb, LL68 9PJ

Per Acre £9,000 to £11,000

FOR SALE BY FORMAL TENDER

Guide Price - £9,000-£11,000 per acre (as a whole)

Extending to approx 3.38 acres of land in one convenient enclosure situated on the edge of the village of Rhosyb. The land is in good heart and benefits from a mains water supply.

Available for Sale by Formal Tender by 12 noon on Wednesday 9th December 2020. Tenders to be marked Private and confidential "Approx 3.38 acres, Rhosyb" and sent to Morgan Evans & Co Ltd, 28-30 Church Street, Llangefni, Anglesey, LL77 7DU.



Directions

From Llangefni proceed along the B5111 into Llanerchymedd. At the roundabout take the second exit towards Rhosybol. Proceed into the village, passing the primary school and taking the next lane to your right. Continue along this road to the "T" junction, turn right and the field can be found on your left hand side in a few hundred yards.

Description

Extending to 3.38 acres of land set in one convenient enclosure. The land is in good heart with a public footpath running along the northern side. This parcel of land is an ideal pony paddock or suitable for a hobby farmer or could be an extension to an existing holding. The land benefits from roadside access and a mains water supply.

Basic Payment Scheme

The land is sold excluding any entitlements.

Services

Mains water supply.

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.

Overage Clause

The sale contract will contain a claw-back agreement (overage clause) to the effect that the vendor will be entitled to 15% of any increase in value of the land subject to planning permission being obtained for its development within 15 years of purchase, other than an agricultural building.

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.

Plan

The plan is for identification purposes only.

Viewing

All viewings to by appointment with the agent. Informal Tender forms available by request from info@morganevans.com

Buying at Tender

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

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:- 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 acceptance of the offer to: Morgan Evans & Co Ltd.

Payment made to Morgan Evans & Co Ltd can be made by any of the following methods;

Debit card, BACS/Direct transfer, Bankers Draft.

Solicitors

Mr Oliver, Gamlins Solicitors, Parc Menai, Bangor, Gwynedd

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.

Tenders & Legal Documents

The Legal Pack will be available to download from our website approximately 3 weeks prior to auction. A copy of the tender form can be found within the Legal Pack. A signed draft contract will be required with your tender form and ID/Proof of Funding.

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 Evans