

## For Sale by Informal Tender



**Approx 8.9 Acres Caeathro, Caernarfon, LL55 2SS**

**Per Acre £7,000 to £9,000**

FOR SALE BY INFORMAL TENDER

Approx 8.9 acres of land. A handy parcel of land situated on the outskirts of Caernarfon.

Price Guide: £7,000 - £9,000 per acre (as a whole)

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 26th November 2020. Envelopes to be clearly marked "8.9 acres, Caeathro". Informal Tender forms available by request from [info@morganevans.com](mailto:info@morganevans.com)



## Directions

From Bangor continue over the Felinheli bypass. At Griffiths Crossing roundabout take the first exit. Continue straight over the next roundabout towards Llanrug. At the junction take a left, continue over the bridge and turn right, the land can be found on your left hand side directly before the roundabout at Caeathro.

## Description

Extending to 8.9 acres of land in conveniently sized enclosures. The land benefits from 2 roadside access points from the A4085 and the Llanrug road. The land is presently down to pasture with natural water supply and loading facilities. A handy parcel of land situated on the outskirts of Caernarfon.

## Overage Clause

The sale contract will contain a claw-back agreement (overage clause) to the effect that the vendor will be entitled to 30% of any increase in value of the land subject to planning permission being obtained for its development within 25 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.

## Services

Natural water.

## Basic Payment Scheme

The land is sold excluding any entitlements.

## 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.

## 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 provided is for identification purposes only and is not to scale

## Viewing

All viewings to by appointment with the agent. Informal Tender forms available by request from [info@morganevans.com](mailto:info@morganevans.com)



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