

## For Sale by Informal Tender



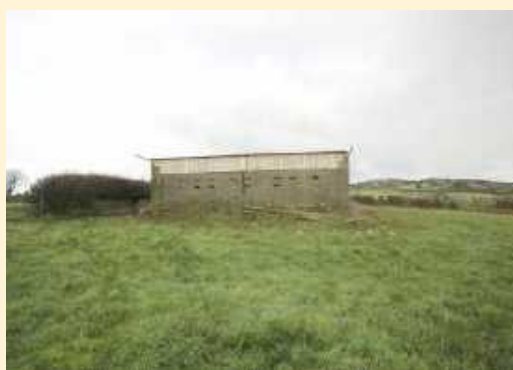
### **Approx 25.13 Acres Pt Neuadd Wen, Maenaddwyn, LL77 7UT** **Guide Price £8,000 to £10,000**

FOR SALE BY INFORMAL TENDER

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

Approx 25.13 acres of land situated in the rural hamlet of Maenaddwyn and benefits from a mains water supply and roadside access.

Available for Sale by Informal Tender by 12 noon on Thursday 14th January 2021. Tenders to be marked Private and confidential "25.13 acres, Maenaddwyn" and sent to Morgan Evans & Co Ltd, 28-30 Church Street, Llangefni, Anglesey, LL77 7DU.



## Directions

From Llangefni proceed along the B5111 towards Llanerchymedd, in 2 miles turn right and continue through Tregaian and Capel Coch. At the junction turn right and the land can be found on your right hand side in 200 yards.

## Description

Extending to some 25.13 acres of land presently down to pasture and in good heart and benefits from both a mains and natural water supply and roadside access. A useful block built outbuildings is situated on the land.

## Services

Mains 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.

## 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 be by appointment with the agent. Informal Tender form 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