

For Sale by Informal Tender



Approx 5.6 acres Tan Coed Land, Penisarwaun, LL55 3BL

Per Acre £7,000 to £9,000

FOR SALE BY INFORMAL TENDER

A handy parcel of land (5.6 acres) situated in the village of Penisarwaun. Set in one enclosure with a natural water supply and roadside access.

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 Thursday 18th February 2021. Envelopes to be clearly marked "5.6 acres, Penisarwaun". Informal Tender forms available by request from info@morganevans.com



Directions

Proceed on the A4244 from the Caernarfon-Bangor Road and follow signs towards Llanberis. After passing the petrol station take the second turning right sign posted Penisarwaun. In one mile after the church the land is situated on your left at the junction.

Description

Extending to some 5.6 acres of land presently down to pasture, the land benefits from ample natural water supply and roadside access. A useful parcel of land ideal for a hobby farmer or as an extension to an existing holding.

Services

None.

Overage Clause

The sale contract will contain a claw-back agreement (overage clause) to the effect that the vendor will be entitled to 25% 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.

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 be by appointment with the agent. Informal Tender forms available by request from 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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