

For Sale by Informal Tender



Approx 12.37 acres Ty Rhys Land, Pwllheli, LL53 8TG

Per Acre £7,000 to £9,000

FOR SALE BY FORMAL TENDER

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

Aprox 12.37 acres of land in one enclosure benefitting from ample natural water supply.

Available for Sale by Formal Tender by 12 noon on Thursday 18th February 2021. Tenders to be marked Private and confidential "Approx 12.37 acres, Llaniestyn" and sent to Morgan Evans & Co Ltd, 28-30 Church Street, Llangefni, Anglesey, LL77 7DU.

Directions

In the centre of Botwnnog turn right passing the secondary school, take the second left turn after Cefn Caer Bach. Continue for 500 yards and the land is on the right hand side.

Description

Extending to 12.37 acres in one enclosure with a small area of woodland, The land benefits from ample natural water supply and three access points. The land is presently down to pasture and is very well sheltered.

Basic Payment Scheme

The land is sold excluding entitlements.

Services

Natural 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.

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 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 the acting solicitor.

Payment made to Morgan Evans & Co Ltd for the administration fee can be made by any of the following methods; Debit card, BACS/Direct transfer, Bankers Draft.

Solicitor

Agriadvisor, 2 Questmoor Farm, Hereford, SR3 6LN.

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