

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Tir / Land off Pentraeth Road, Menai Bridge, LL59 5RW

“A rare opportunity to purchase a conveniently located quality block of land”

8.27 ac 3.34 ha

Price Guide: £80,000-£100,000

Tir / Land off Pentraeth Road, Menai Bridge, Anglesey LL59 5RW

The Land

Extending to 8.27 acres the land has frontage on to the A5025.

The land is presently used for grazing and forage production.

Natural water services the land

Location

The land is located some 1.5 miles from the A55 expressway at Llanfairpwll giving convenient and time saving access.

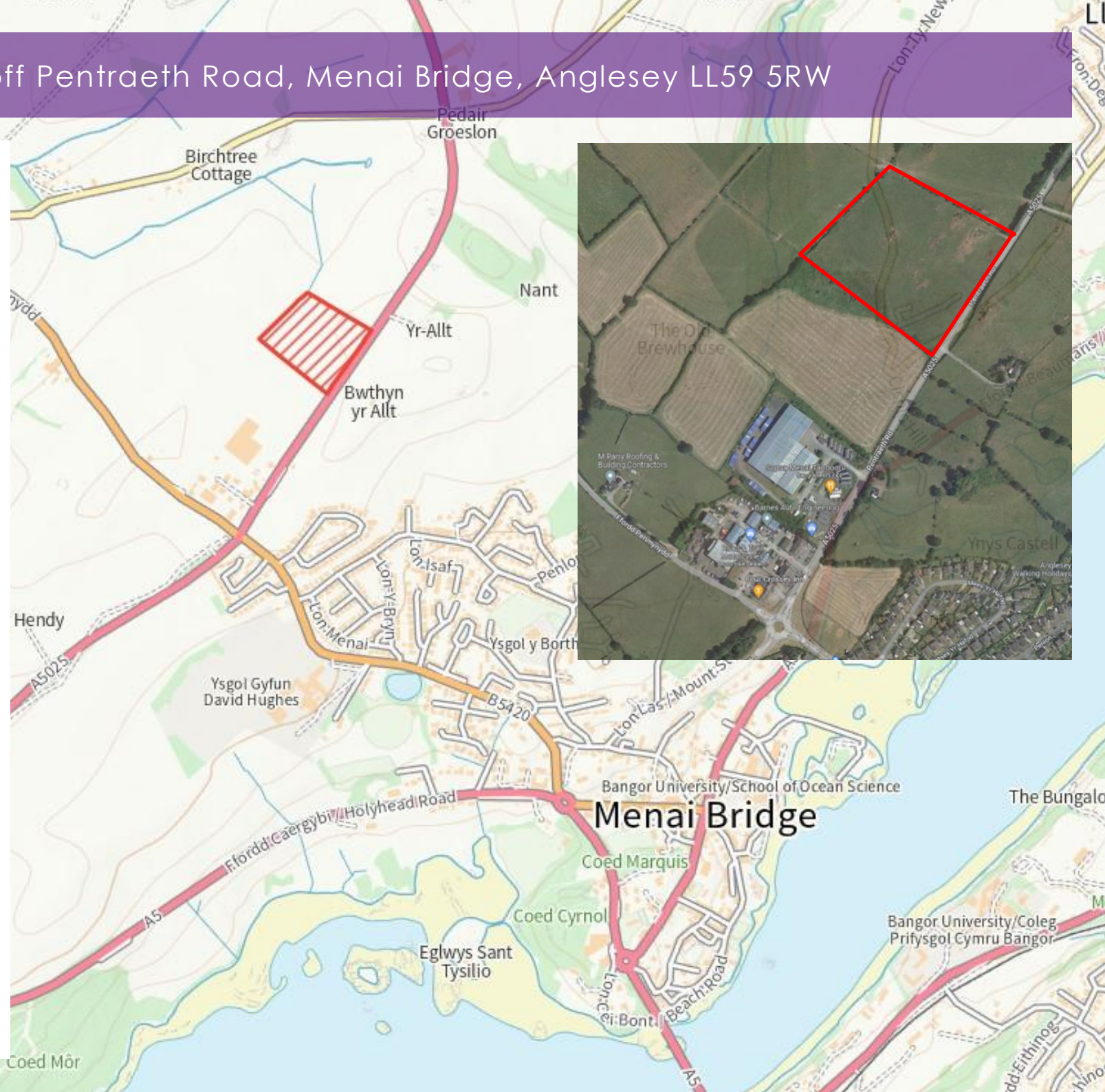
Tenure

We are advised that the land is Freehold with vacant possession on completion.

Directions

From the A55, take the exit at junction 8 before/after the Britannia Bridge and follow the A525 towards Pentraeth, take the exit at the roundabout opposite the Four Crosses pub and head towards Pentraeth on the A525.

The land is situated in 500 yards on your left.



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Method of Sale

The land is offered for sale by Private Treaty.

Boundaries

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendor's Agents are responsible for defining the boundaries or ownership thereof.

Planning

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Basic Payment Scheme

No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.

Viewing

By prior notification to the Agents

Development and Planning Clawback

The land will be subject to a development and planning clawback of 20% over twenty years from the completion date. In the event that planning permission is granted in the next twenty years for any form of residential or commercial development, the vendors or their heirs will be entitled to a 20% proportion of the increase in Market Value.

Important Notice: Lloyd Williams & Hughes and their clients give notice that:-

- 1. They do not have authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact*
- 2. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*

Cyngor Ynys Mon
Council Offices
Llangefni
Anglesey
LL77 7TW

Welsh Water
Kinnel Park Depot
Bodelwyddan
Clwyd
Wales

Welsh Assembly
Agricultural Dept
Penrallt
Caernarfon
LL55 1EP

Scottish Power
Narrow Road
Llandudno Junction
Conwy
Wales

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27 Penlan Street, Pwllheli LL53 5DE