

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
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Building Plot Adjacent To Cheldom, Llansadwrn, LL59 5SL **Guide Price £150,000**

For Sale By Informal Tender

Am excellent opportunity to acquire a prime building plot extending to one acre, enjoying truly panoramic and Southerly views of the mountains to the rear, and with outline planning consent for the erection of one detached dwelling.

The plot is centrally located within the rural village of Llansadwrn, being three miles to Menai Bridge and five miles to the City of Bangor. It is generally level and with mains services nearby or

MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold.
All prices quoted are subject to Owner's acceptance and to the property being unsold.

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Planning Consent

Outline planning consent has been granted in October 2011 for the erection of a single dwelling (application no: 17C431). Informal discussions with the local authority have indicated that there is a possibility that planning consent will be granted for the erection of another dwelling on this site, once the existing planning development has been completed, and subject to a shared access onto the village road.

Copies of the Access Statement, CSH Assessment and plans for a detached two storey house are available at our office.

Claw Back Clause

The contract of sale will include a 'claw back' clause that will allow the present owner (or his successors in title) to retain 50% of the uplift in the value of the land should planning consent be granted for a second dwelling. This clause will be effective for a period of 40 years from completion of sale.

Method of Sale

The plot is being offered for sale by Informal Tender with a guide price of £150,000 for the plot. All offers should be sent to Messrs Joan Hopkin & Co Ltd, Tudor Rose, 32 Castle Street, Beaumaris, Anglesey, LL58 8AP to

reach the agents office no later than 12:00 noon on Friday 12th September 2014. It is necessary for all written offers to give details of how the purchasers will be financed.