



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Scolwyn Field , Llanrwst, Conwy LL26 0EG

4.27 acres or thereabouts of very good quality land.

Natural water supply.

Development potential Subject to the necessary Planning Permissions.

Guide Price – £50,000 to £75,000.

Public Auction to be held at the Menai Bridge Community Heritage Trust, Thomas Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA
on Wednesday 21st January 2026 at 5.00 p.m.

MAIN FEATURES

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AGENTS REMARKS

A rare opportunity to purchase 4.27 acres or thereabouts of very good quality land in the town of Llanrwst. The land benefits from a good supply of natural water. A proportion of the land is situated within the 20mph speed limit line of Llanrwst and it is very close to existing residential and commercial properties as well as abutting the trainline which commences at Llandudno.

Llanrwst is a large town with a number of amenities including shops, schools and eating places.

LOCATION

The land is approximately 4 miles from the popular tourist village of Betws y Coed, 6 miles from the village of Eglwysbach, 15 miles from the town of Llandudno and 32 miles from the city of Bangor.

DIRECTIONS

Travelling along the A55 Expressway, come off at Junction 19. Then take the A470 road signposted Betws y Coed, Llanrwst, Llanffraid, Glan Conwy and A470 by the Shell fuel station. Then after passing the large sign with Llanrwst stated on it and then the 20mph sign soon after, take the right hand turning onto the track signposted Tai Scolwyn/Station Terrace. The access to the land will then be identified on the right hand side within a short distance.

TENURE

The land is currently vacant and therefore vacant possession will be available upon completion of the sale.

BPS

Basic Payment Scheme or Sustainable Farming

Scheme

The purchaser(s) will be able to claim Basic Payment Scheme Entitlements on the land (subject to meeting the Scheme’s Rules) or enter the land into the Sustainable Farming Scheme. No Basic Payment Scheme Entitlements will be included with the land upon completion of the sale.

WALEAVES...

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in these particulars of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligations on the part of the Vendors or us to specify them.

OVERAGE CLAUSE

Development and Planning Overage

The land will be sold subject to a Development and Planning Overage of 30% over 30 years from the proposed completion date. In the event that planning permission will be granted in the next 30 years for any form of residential and/or commercial development, the Vendors or their heirs will be entitled to a 30% proportion of the increase in market value of the land.

BOUNDARIES

The purchaser(s) shall be deemed to have full knowledge of all the boundaries and neither the Vendors, nor the Vendors’ Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars of sale or plan, or its interpretation of them, the questions shall be referred to the Vendors’ Agent whose decision acting as experts will be final.

METHOD OF SALE

The land will be offered for sale by Public Auction at the Menai



Bridge Community Heritage Trust, Thomas Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Wednesday 21st January 2026 at 5 p.m. Buyer's Premium of £1,000 plus VAT (Total = £1,200) will apply to the purchase. The total due to us from the successful purchaser(s) will be payable upon conclusion of the Public Auction.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

CONTRACT OF SALE

The Contract and Conditions of Sale will be available for inspection at our Menai Bridge office and Parry Davies Clwyd-Jones & Lloyd LLP's office for approximately ten working days prior to the Public Auction. They will also be available at the Public Auction, but they will not be read out at that time. Any queries or questions regarding the contents of the Contract and other documentation must be raised with the Vendors' Solicitors prior to the sale day and, in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the Public Auction.

VIEWING

No appointment is necessary to view the land, by foot only. We nor the Vendors will be held liable for any injuries which may be sustained whilst viewing the land.

GUIDE PRICE

£50,000 to £75,000.

Please note that this is only a guide.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- I.

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.



