



JONES PECKOVER

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Defaity Lon Cae Cwta, Llangefni, LL77 7SD

A farm unit comprising of a dilapidated house (believed to have been last occupied in 1984), 79.65 acres or thereabouts of land located in a prime agricultural area on Anglesey and a range of farm buildings.

- Conveniently located off the B5420 Menai Bridge to Llangefni road, known as Penmynydd Road.
- Not actively farmed since 2023 nor cropped for silage since 2019, but with significant potential to be a very productive holding once again.
- Excellent views of parts of Anglesey and the mountain range on the mainland.
- Guide Price: £800,000 to £1,000,000.
- Public Auction to be held at the Menai Bridge Community Heritage Trust, Thomas Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Tuesday 28th July 2026 at 6 p.m..

VENDORS' SOLICITORS:

Guthrie Jones & Jones LLP, 29 Ruthin Road, Denbigh, Denbighshire, LL16 3EH.
Tel: 01745 814817.

AGENTS' REMARKS

A fantastic opportunity to purchase a farm unit comprising of a dilapidated house (believed to have been last occupied in 1984), 79.65 acres or thereabouts of land located in a prime agricultural area on Anglesey and a range of farm buildings. The farm is conveniently located off the B5420 Menai Bridge to Llangefni road, known as Penmynydd Road. Whilst the farm has not been actively managed since 2023 nor cropped for silage since 2019, it has significant potential to be a very productive holding once again. Finally, it enjoys excellent views of parts of Anglesey and the mountain range on the mainland.

LOCATION

The property is located approximately 2 miles from the town of Llangefni, 6 miles from the town of Menai Bridge and 8 miles from the city of Bangor.

DIRECTIONS

From our Menai Bridge office, take the B5420 Menai Bridge to Llangefni road off the roundabout positioned by the Four Crosses Inn. Travel along the road for approximately 5 miles. After passing the access into Tregarnedd Fawr on the left hand side, take the right hand turning where a 4T sign is positioned. Then travel along the country road for about 170 metres and the access into the farm will be identified as the road bends to the left.

TENURE

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

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.

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 Vendor or us to specify them.

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 Tuesday 28th July 2026 at 6 p.m.. Buyer's Premium of £2,500 plus VAT (Total = £3,000) will apply to the purchase. The total due to us from the successful purchaser(s) will be payable upon conclusion of the Public Auction.

MONEY LAUNDERING

In order to conform with 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 licence together with a recent utility bill, bank statement or local authority bill to the sale. **CASH WILL NOT BE ACCEPTED AS PAYMENT OF THE DEPOSIT (10%) 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 Guthrie Jones & Jones Solicitors, 29 Ruthin Road, Denbigh, Denbighshire, LL16 3EH 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.

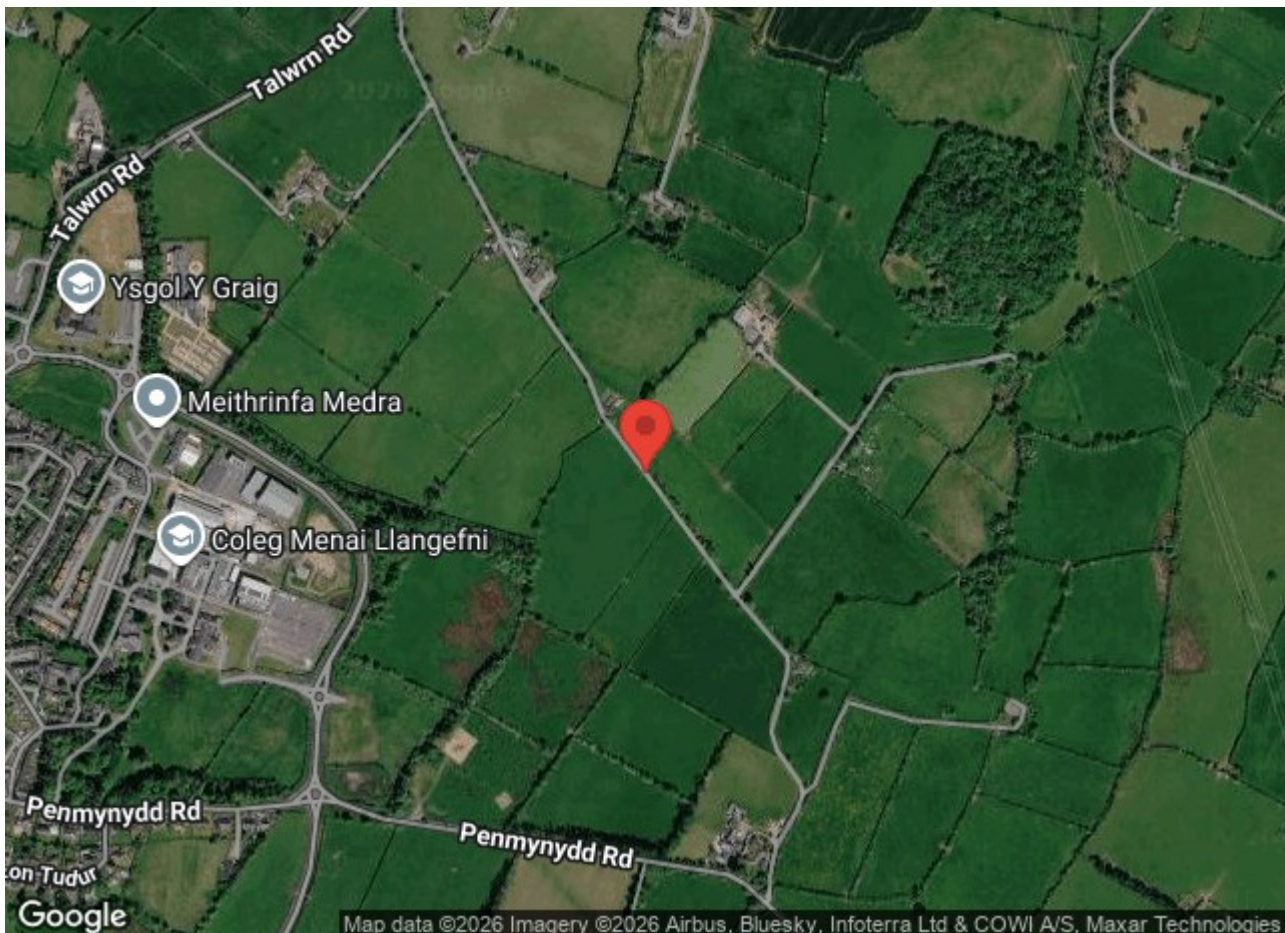
GUIDE PRICE

£800,000 to £1,000,000. 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:- 1. 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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.





Produced on Land App, Jun 9, 2026.
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