



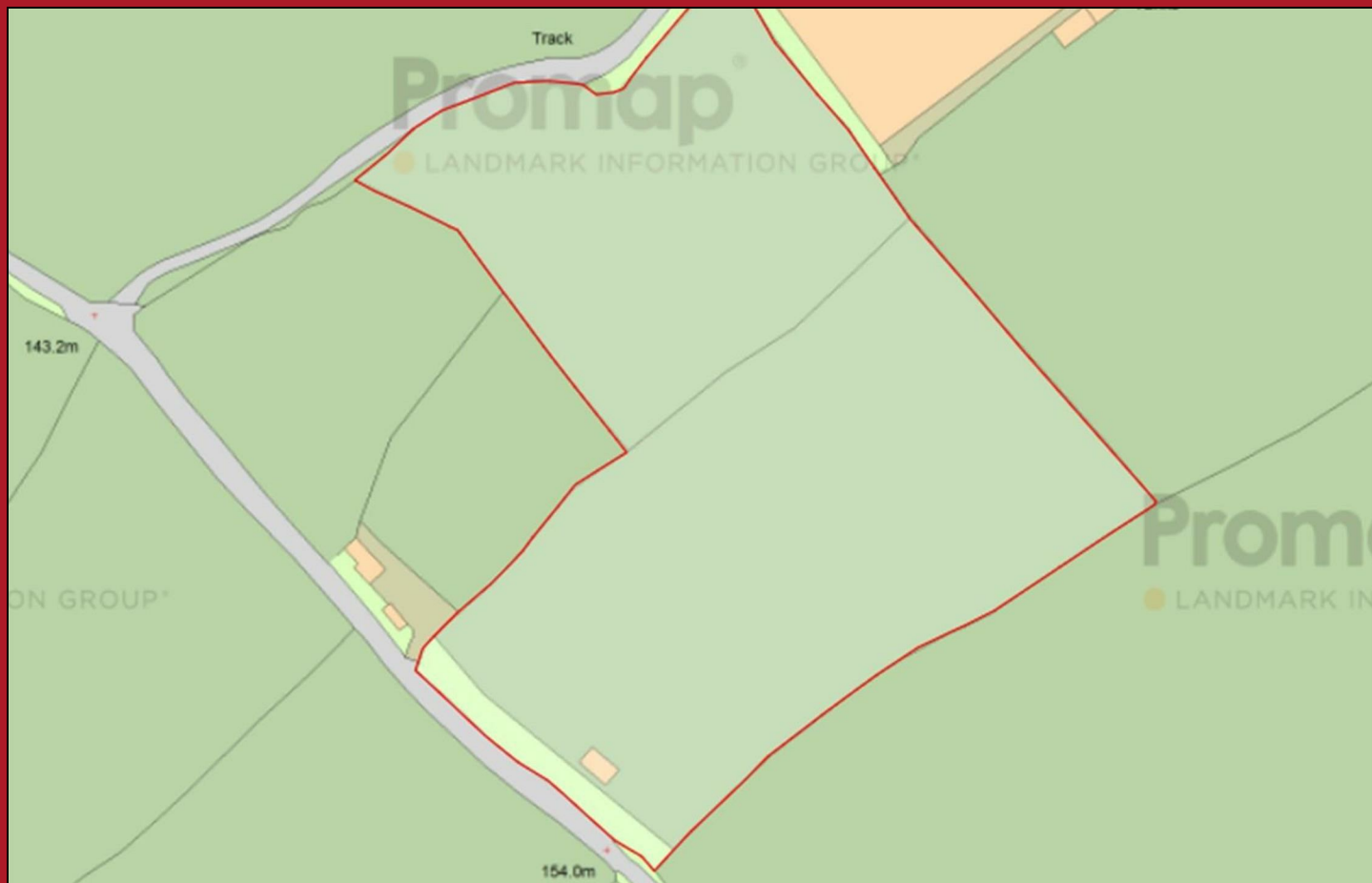
JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Penrefail Crossroads, Abergele, LL22 8PN

FOR SALE BY INFORMAL TENDER....CLOSING DATE APRIL 30TH AT 12 NOON. An opportunity to acquire 5 acres of grazing land situated on the outskirts of Betws Yn Rhos, Conwy.

MAIN FEATURES

- GRAZING LAND FOR SALE
- 5 ACRES
- SITUATED ABOVE ABERGELE
- 2.03 HECTARES

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DIRECTIONS

From our Abergele office go along Market Street and turn right at the traffic lights onto Chapel Street. Follow the road out of Abergele and at Pen Yr Efail crossroads turn right signposted Betws Yn Rhos. Take the first down the lane and the land is on the right.

TENURE

We are advised the land is available freehold with vacant possession on completion.

WAYLEAVES, EASEMENTS

RIGHTS OF WAY AND THE TOWN & COUNTRY PLANNING ACT
The land 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 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.

VIEWING

No appointment is necessary to view the land, by foot only. However neither we nor the vendors will be held liable for any injuries which may be sustained whilst viewing the land.

IMPORTANT

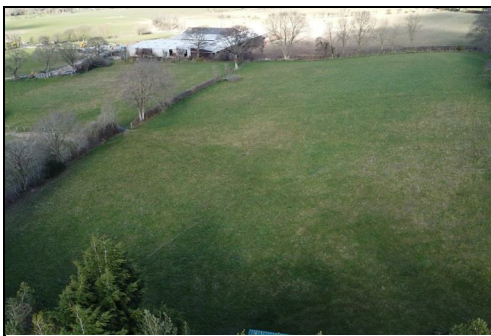
- (i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
- (ii) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
- (iii) Any area, measurements, aspects or distances referred to are given as a **GUIDE ONLY**. If such details are fundamental to a purchaser such purchaser(s) must rely on their own enquiries.
- (iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
- (v) Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

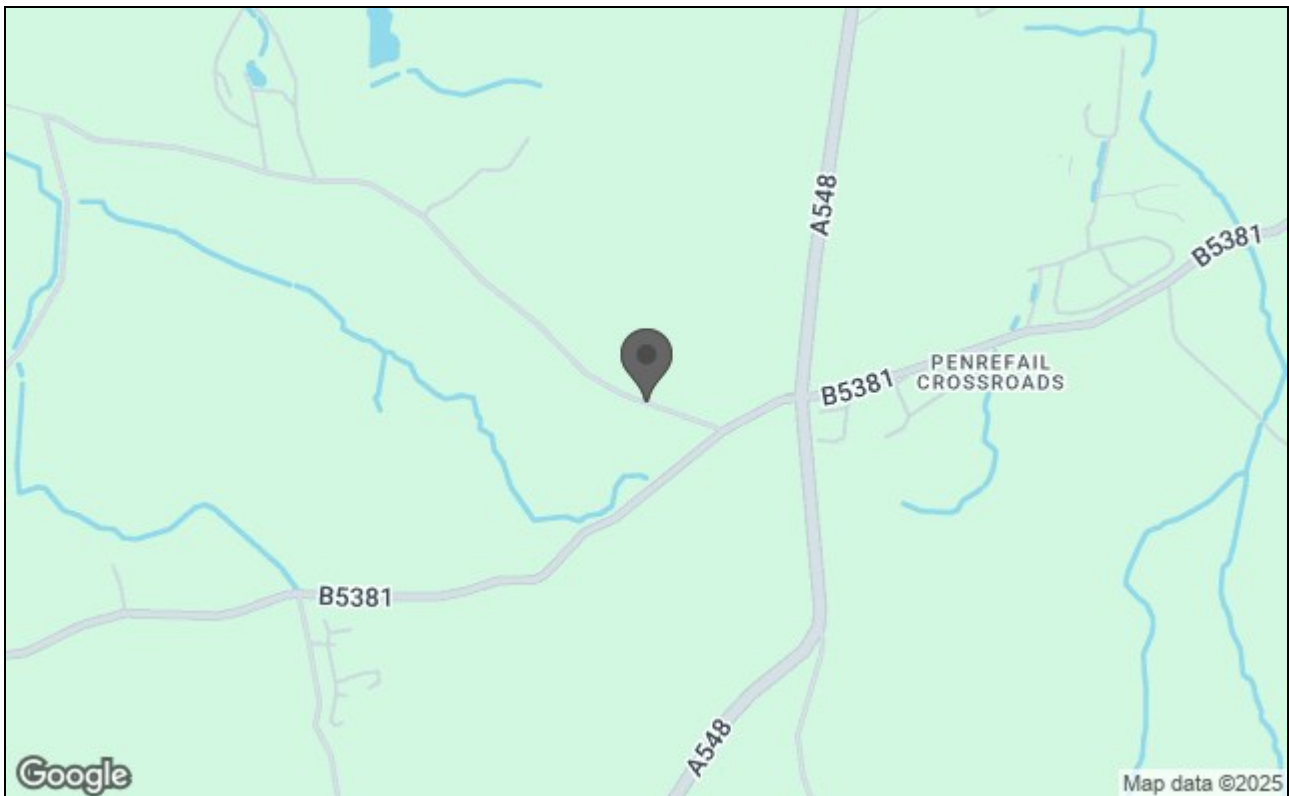
MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		







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