

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Tir / Land South of Hendy

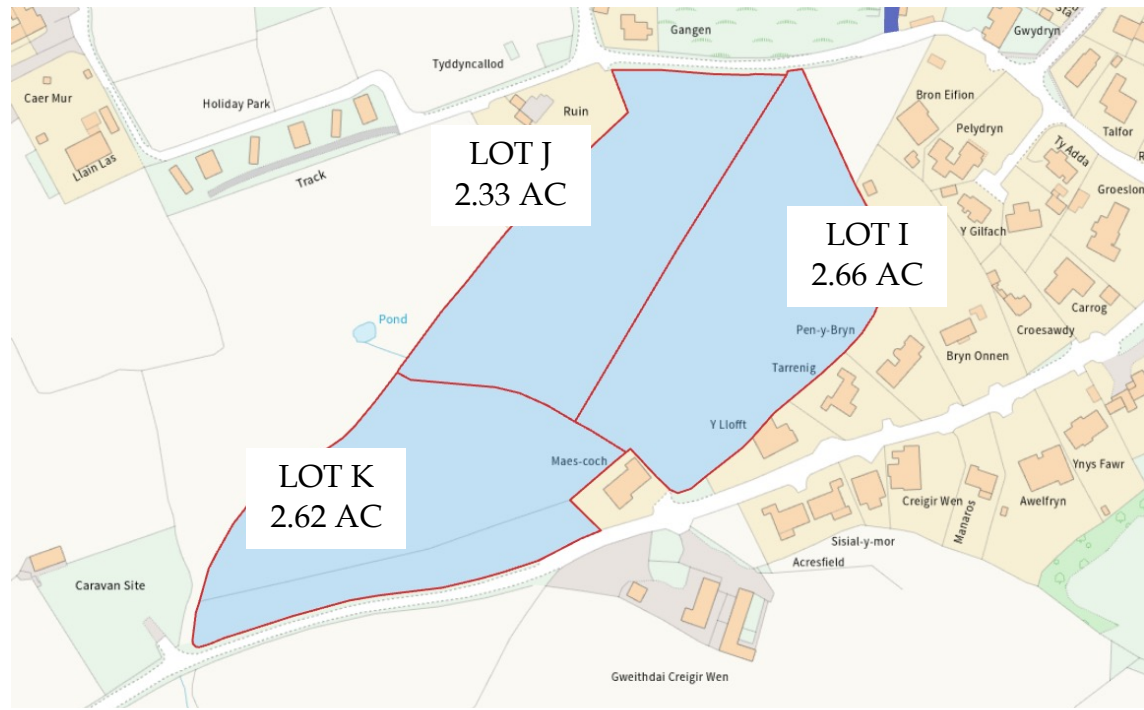
Abersoch, LL53 7HY

7.61-acres Available in Lots
To be Sold by Informal Tender
9th January 2024

Tir Hendy Land (South) - Lot I, J and K

Located between Lon Engan and the lane leading to Hendy Farm itself, lots I, J and K represent an opportunity to purchase land adjacent to the development boundary with access off the public highway.

The freehold property is offered for sale as a whole or in 3 and is currently down to permanent pasture.



Lot	Size	Guide Price
I	2.66 AC	£100,000
J	2.33 AC	£65,000
K	2.62 AC	£75,000
	7.61 AC	



The land was previously included within a planning application dating back to 20.2.2006 which had the following reference 06D/0095/39/AM. The application was withdrawn on 14.6.2006 for the residential care home, but during the consultation, the landowner completed extensive research and surveys onsite.

Location and Directions

Hendy is located to the West of Abersoch village and is accessed via the minor road leading of Lon Engan towards Llanengan. On taking the lane towards Hendy, past Tan y Gaer estate, the access to Hendy land is located on the left-hand side.

Important Information

Services

The land has no services.

Method of Sale

Informal Tender, tenders to hand by 12 noon on Tuesday 9th January 2024. Any tender must be completed using the tender form which is available from our office or via email.

Boundaries

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors 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 or not.

Viewing

By prior notification with the agents.

Tenure

Freehold with vacant possession on completion.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. 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

Development Overage (Applicable to all parcels of land)

All of the land will be subject to an overage of 30% over 40 years in the event that planning permission will be granted for any form of residential or commercial development, the vendor or their heirs will be entitled to a 30% proportion of any increase in market value. AND: All of the land will be subject to an overage of 10% over 75 years in the event that planning permission will be granted to use any part of the land as an access to include the development of adjoining land which may utilize any part of the land as part of the permission.

