

**DEVELOPMENT OPPORTUNITY**

**LAND ADJACENT TO TY HEN,  
RHOSTREHWFA,  
LLANGFNI,  
ISLE OF ANGLESEY.  
LL77 7YP**



**GUIDE PRICE: £2,650,000**

A prime opportunity arises to acquire a parcel of valuable development land in **6.13 acres (2.48 hectares)** or thereabouts with **detailed planning permission** for **50 houses & 12 Apartments** benefiting from its location ,adjoining an established residential area, on the rural outskirts near Llangefni ,and affording extensive distant views towards Snowdonia National Park .

FOR SALE BY PRIVATE TREATY

**The sale of this property is being conducted through our Colwyn Bay Office  
(Tel: 01492 510360)**

## GENERAL REMARKS

### SITUATION

The property is situated as shown for identification purposes only on the Site & Location Plans accompanying this brochure, at Rhostrehwfa on the western outskirts, near Llangefni. From Llangefni proceed in a westerly direction along the B5109 and then turn right onto the B4422. Continue for approximately 0.2 mile and then turn left towards the direction, initially, of 'Stad Ty Hen'. Proceed along the lane and the land will thereafter be found on the left, in about 0.2 mile.

### TENURE & POSSESSION

The property is freehold and offered with vacant possession upon completion.

### VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment via our Colwyn Bay office (Tel 01492 510360)

**NB** Inspections of the property will be undertaken at own risk and neither the Vendor nor their appointed Agents will be responsible for any loss or injury sustained in consequence.

### MODE OF SALE

The property is being offered for sale by Private Treaty.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the property or any part of it or any rights attached to it becomes a chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser(s).

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY ETC

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligation; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

**NB Rights of way (for all purposes) will be reserved over the existing section of track shown coloured yellow (between X-Y) on the attached Site Plan leading to (amongst others) an adjoining agricultural parcel, the Vendor's retained land and to the neighbouring Ty Hen property. Also, a right of way for all purposes is to be reserved to the Vendor ( and Assigns ) over the area shown coloured in yellow on the Site Layout Plan herein.**

### TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Selling Agents to specify them.

### BOUNDARY MAINTENANCE RESPONSIBILITY

The Purchaser (and successors in title) is to be responsible for the maintenance of the boundaries marked with inward pointing 'T' marks as shown on the attached Site Plan.

## **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. Moreover, the Site Layout Plan is sourced via the Isle of Anglesey County Council's Planning Portal -and is reproduced as a publicly available illustration . No person in the employment of the Agents Davis Meade Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract. Certain boundary lines on site may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

## **LOCAL AUTHORITY**

Isle of Anglesey County Council, Council Offices , Llangefni.LL777TW . Tel:- 01248 752428

## **PUBLIC UTILITIES**

Electricity :- Scottish Power Plc., Rhostyllen, Wrexham LL14 4DW (Tel: 0845 2721212 / 0845 7292292).

Water :- Dŵr Cymru / Welsh Water, Dŵr Cymru Depot, Developer Services, PO Box 3146, Cardiff CF30 0EH  
(Tel: 0800 917 2652).

## **IMPORTANT**

1. These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. 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.
5. Where any reference is made to Planning Permission or potential uses, such information is given by Davis Meade Property Consultants in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.
6. 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.

## **DISPUTES**

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans (or the interpretation of any of them) the questions shall be referred to the arbitration of the Selling Agents, Davis Meade Property Consultants, whose decision acting as Vendor's Agents shall be final.

## **PARTICULARS OF THE PROPERTY**

### **DESCRIPTION – LAND ADJACENT TO TY HEN RHOSTREHWFA, LLANGFNÍ.**

(shown for identification purposes only edged 'red' on the appended Site Plan).

A parcel of agricultural land extending in all to **6.13 acres (2.48 hectares)** or thereabouts, with detailed planning permission for **50 houses & 12 Apartments** as well as the construction of new vehicular access and road , construction of foul water pumping station together with soft and hard landscaping.

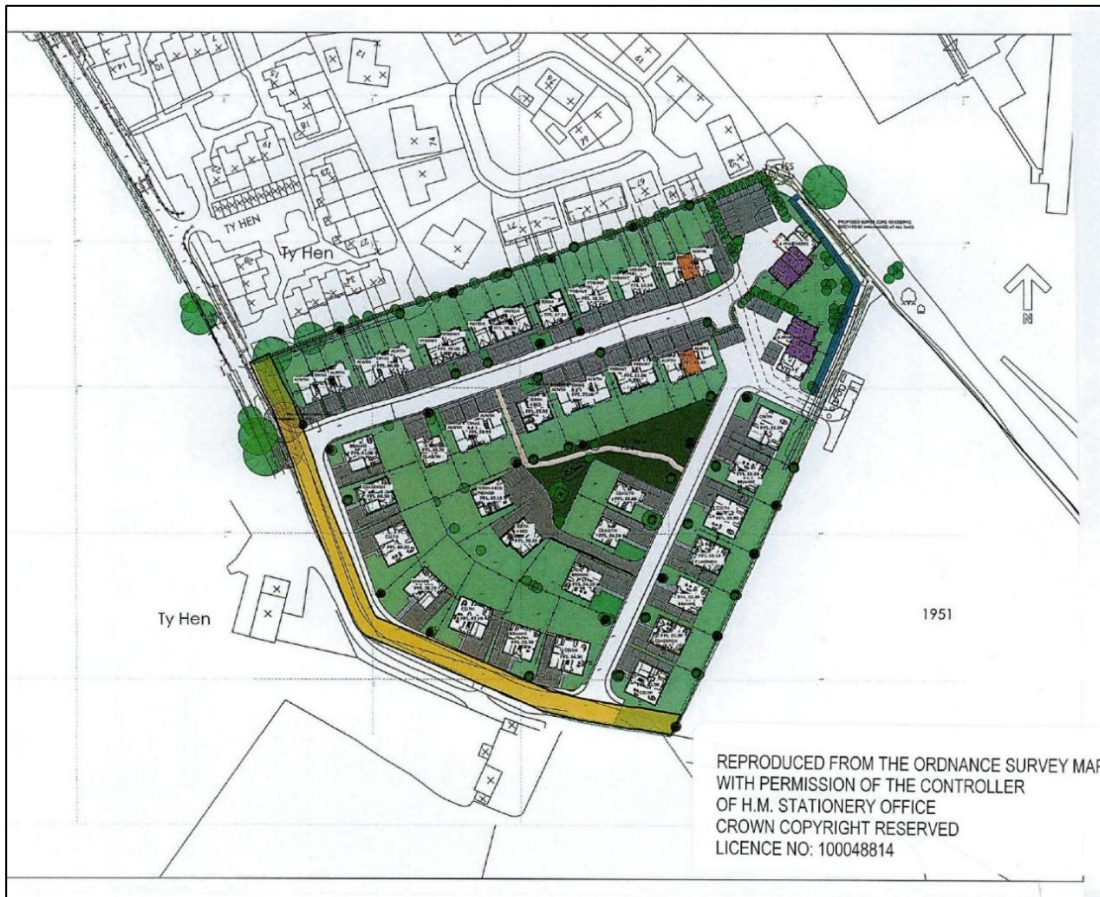
The Development site affords a significant opportunity to construct a variety of residential properties to suit a diverse range of requirements with units potentially suitable for first time buyers to spacious family homes . It is also located adjacent to Ysgol Gyfn, Llangefni .

### **PLANNING PERMISSION**

The detailed Planning Consent (**Application No FPL/2021/159- dated 19/04/2023** ) has been granted, subject to conditions. Moreover, it is referenced in the associated Section 106 Agreement that the affordable housing allocation shall consist of 6 Dwellings .

A copy of the Decision Notice & Original Plans together with supplemental details are available for inspection at the Agent's Colwyn Bay office during normal office hours (subject to prior appointment) or via the Local Authority's online planning application search facility ( [Planning Application: FPL/2021/159](#) ) . Interested parties should consult with the Isle of Anglesey County Council's Planning Department should there be any specific queries or clarification required in this respect (Tel:-01248 752038).

### **SITE LAYOUT PLAN**





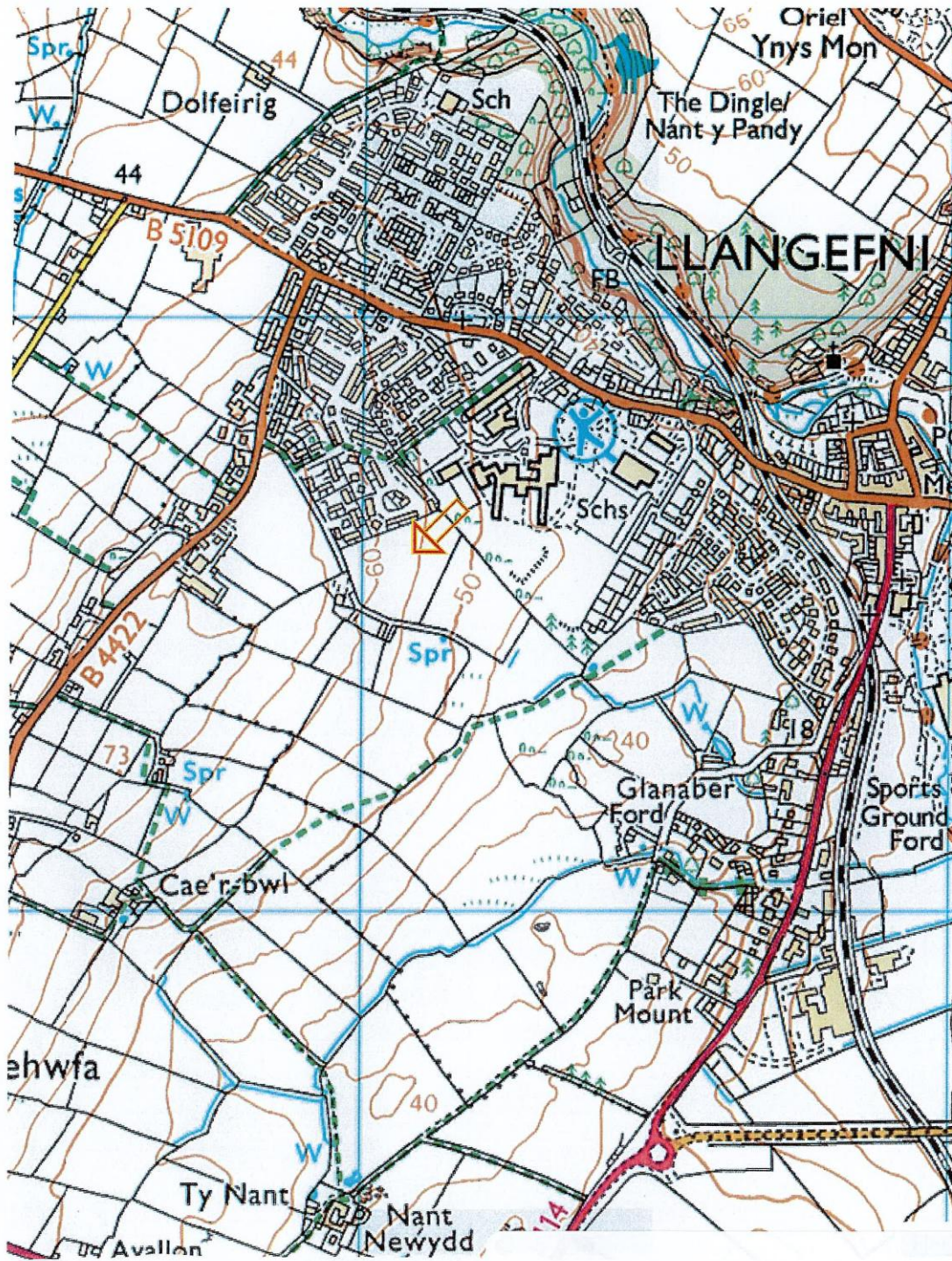
## **SERVICES**

Interested parties must satisfy their own requirements in all respects (including availability & capacity) prior to a commitment to purchase.

## **MISDESCRIPTION ACT 1967**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract-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 their accuracy. No person in the employment of Davis Meade Property Consultants has the authority to make or give any representations or warranty in relation to the property.

# LOCATION PLAN



REPRODUCED FROM THE ORDNANCE SURVEY MAP  
WITH PERMISSION OF THE CONTROLLER  
OF H.M. STATIONERY OFFICE  
CROWN COPYRIGHT RESERVED  
LICENCE NO: 100048814

**SITE PLAN**

**FOR IDENTIFICATION PURPOSES ONLY**



REPRODUCED FROM THE ORDNANCE SURVEY MAP  
WITH PERMISSION OF THE CONTROLLER  
OF H.M. STATIONERY OFFICE  
CROWN COPYRIGHT RESERVED  
LICENCE NO: 100048814