

Land off Lon Muriau

Betws-Y-Coed LL24 0HD

£15,000

For Sale by Informal Tender - Guide price £15,000

An attractive parcel of recreational garden land situated on the outskirts of the popular village of Betws-y-Coed, occupying an elevated position overlooking the Sappers Bridge, enjoying magnificent views towards the village, surrounding countryside and mountains of Eryri.





A rare opportunity to acquire an attractive parcel of amenity garden land in a picturesque and highly sought-after setting within the Snowdonia National Park.
The land comprises a triangular parcel of surplus garden ground, enclosed by traditional stone walling to three sides and established with a variety of mature trees and shrubs.
The land is particularly suited to amenity, gardening purposes, although it may lend itself to alternative uses, subject to existing 'overage' and obtaining any necessary planning and statutory consents.

CLOSING DATE FOR TENDERS - Friday 15th January 2027 (unless sold prior)

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Access to the land is via a small service lane leading off the A470, with pedestrian access also available from Betws-y-Coed via the recently re-built Sappers Bridge.

Set on the outskirts of the village commanding extensive views. Betws-y-Coed is situated in an area of outstanding natural beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby. The traditional market town of Llanrwst with its range of local shops lies approximately 4 miles north.

The land occupies a picturesque setting on the outskirts of the village directly opposite a suspension bridge allowing pedestrian access to the village centre within a 10 minute stroll.

Overage Clause

The sale of the land is subject to an existing overage clause, whereby development of the land for any purpose other than as a garden, amenity land or allotment may trigger an overage payment equivalent to 50% of the uplift in land value arising from the grant of planning permission. The overage provision applies for a period of 20 years from 2019, until 2039, subject to the terms of the original agreement. Prospective purchasers should seek clarification from their legal advisers.

Services

There are no known services to the site but mains services are nearby. all enquiries to this effect must be made to the relevant service provider and any easements required should be addressed to Solicitor at time of purchase.

Method of Sale

The land is offered for sale by Informal Tender. Tender forms should be received by the agents, Iwan M Williams , before 12 noon on Friday 15th of January 2027 . The tender form is provided with these sale particulars. Tenders must be submitted in a sealed envelope marked 'Lon Muriau Land Tender'.

Tenders must be made by way of a set price and not by reference to the amount of any other tender. The vendor is not bound to accept the highest or any tender. Upon the owner accepting a successful tender contracts must be exchanged within 28 days and completion date within 1 month thereafter.

Viewing

The land may be viewed at any reasonable time during daylight hours, subject to carrying a copy of these sales particulars. Interested parties view entirely at their own risk.

Health and Safety

Neither the vendor nor the selling agents are responsible for the safety of those viewing the property. All interested parties enter the land entirely at their own risk.

Boundaries

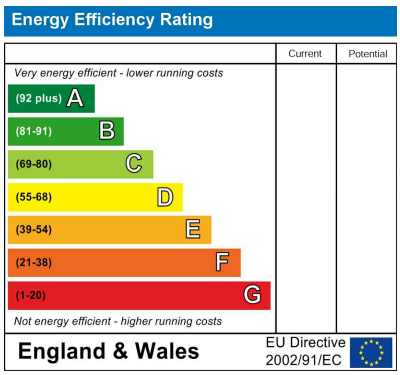
The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agents will be responsible for defining the ownership of the boundary features.

Plans

The plan and acreage contained within these particulars are based upon Ordnance Survey data and are provided for identification purposes only. Purchasers should satisfy themselves as to their accuracy.







These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

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