



, Llangoed, LL58 8LU

Auction Guide £60,000

SOLD PRIOR TO AUCTION

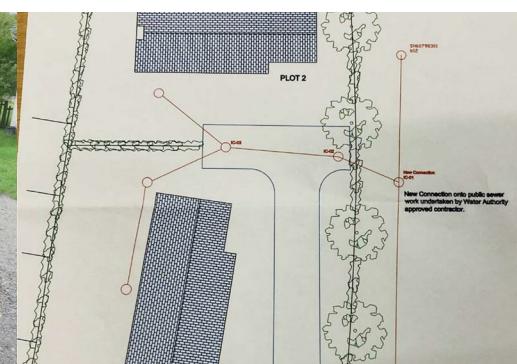
Guide Price £60000 * Plus 5% Buyers Premium + VAT

For sale by unconditional online auction with Town & Country Auctions, registration is now open. Bidding opens on 26/02/2025 17:30 and ends on 26/02/2025 19:40.

Two large non estate and level building plots, centrally positioned within the village, yet enjoying a secluded position, being in a popular location convenient for local amenities and two miles to the seaside town of Beaumaris.

Planning permission has been granted (Application 35C328B) for the erection of two detached bungalows originally approved in 2017, with a variation given to allow an extension of submission of reserved matters to 10th March, 2025.

The planning permission is given with the option for the developer to sign a Section 106 Agreement removing the need for Affordable Housing, subject to a payment to The Isle of Anglesey County Council, a sum of £102,666. Full details available on request.



Services:

Mains services are understood to be nearby and available for connection. No gas in the village.

Access

Access to the new development will be shared with two other properties.

Agents Notes:

The vendors may consider the sale of the plots individually subject to agreement on the services and access.

Auction Conditions

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

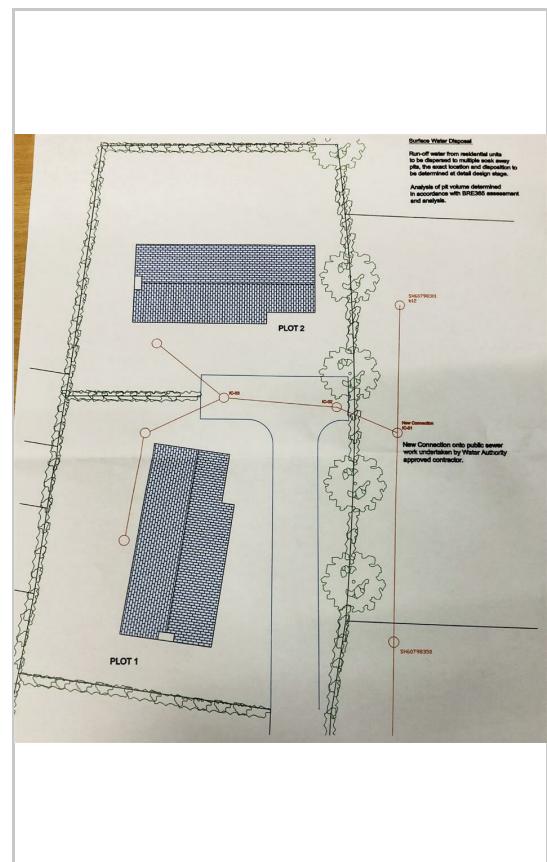
Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the **LEGAL DOCUMENTS**. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

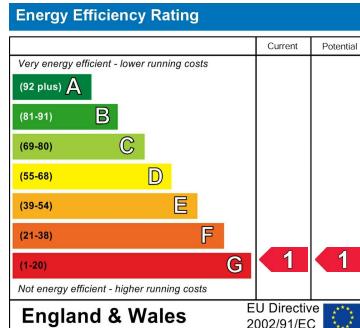
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.