



**Land at Caergelach , Menai Bridge, LL59 5UF**  
**Guide Price £125,000**

**SALE AGREED**

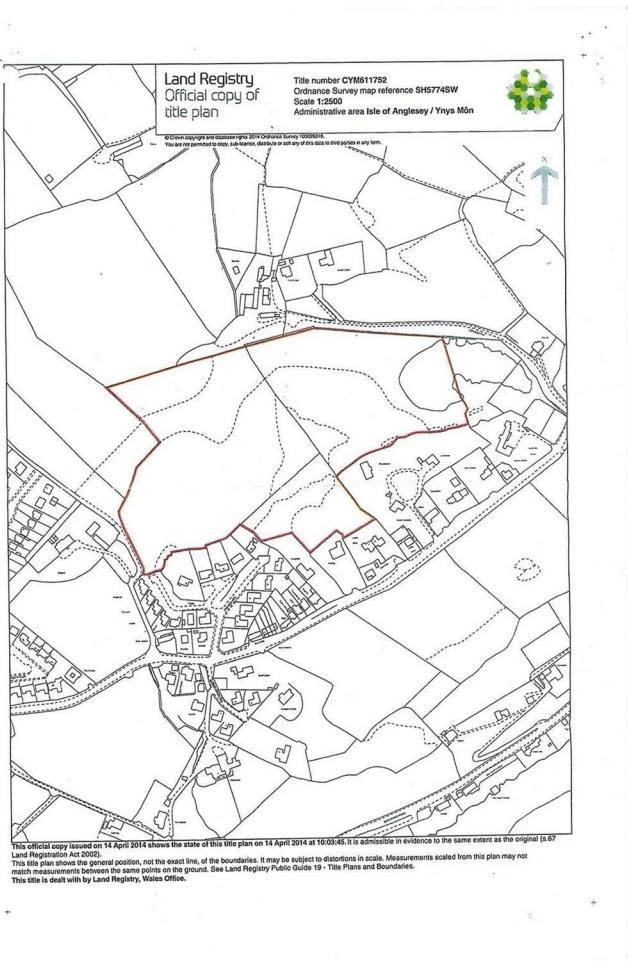
A fine block of agricultural land extending to 17.15 acres (6.94 hectares) situated on the edge of the village of Llandegfan to include a natural lake of about half an acre. Laid to permanent pasture, the land is ideally suited for the keen hobby farmer with large areas capable of cultivation, with other areas of woodland and rocky outcrops.

**FOR SALE BY PRIVATE TREATY**

## Access & Rights

Access is directly off a hammer head within the Caergelach Estate being an adopted road. A public footpath crosses the land. No vehicular access is available off Lon Bachau. The land is offered for sale subject to and with the benefit of all rights whether specifically referred to or not.

## Boundaries



The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendors agent will be responsible for defining boundaries or ownership thereof.

It is known that there has been slight ingress into the land by property(ies) on the Caergelach estate. Representations have been made to the owners of these properties but no action taken.

The plan is taken off the Title Deed and has not been adjusted to reflect any trespass. Prospective purchasers should inspect and satisfy themselves as to the extent of the boundaries.

The plan provided is for identification purposes only.

## Tenure

We are informed by the vendor (seller) that this property/land is Freehold with vacant possession upon completion of the sale once the purchasers solicitors are instructed normally when a sale has been agreed the vendors solicitor should confirm details of title.

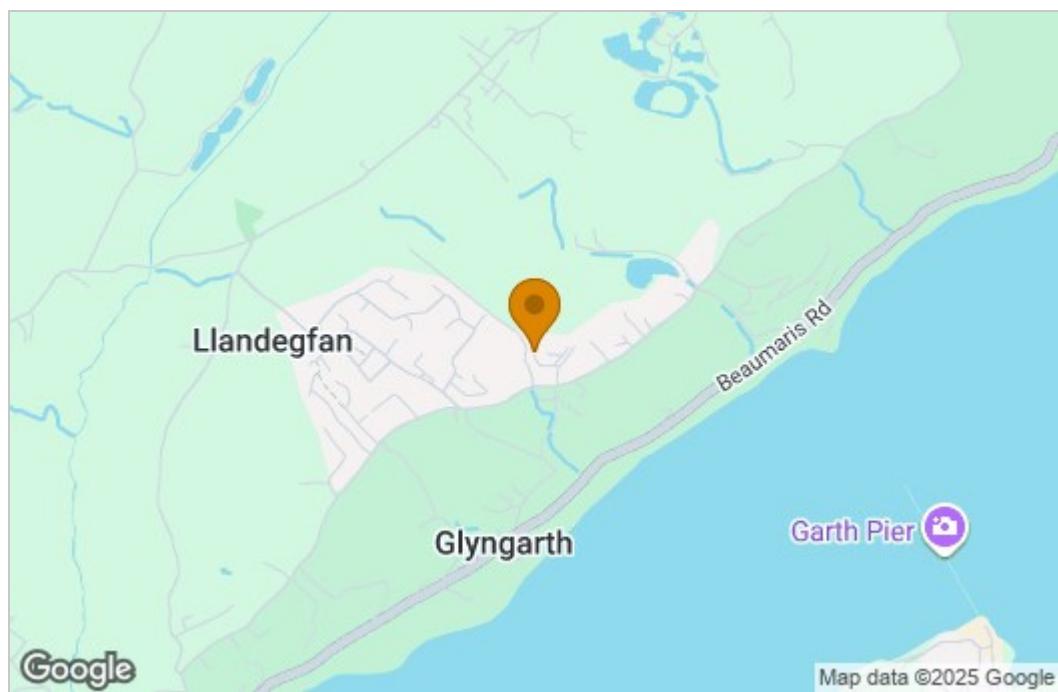
## Directions

From Menai Bridge, proceed towards Beaumaris over Cadnant Bridge, and take the first left turning signposted Llandegfan. Continue for approximately a mile passing the village shop (do not turn left for the school) and after about 500 meters turn left into Caergelach. Enter the estate, and take the first left and continue to the end of the estate where there is a farm gate into the land.

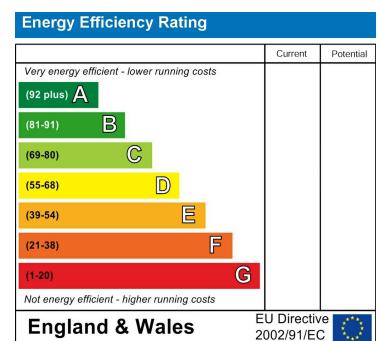
Viewers are kindly requested to park vehicles so as not to cause any obstruction for access to neighbouring houses.

## Floor Plan

## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.