



Land at Caeathro

Caeathro, Caernarfon

Carter Jonas

Land at Caeathro
Caeathro
Caernarfon
Gwynedd
LL55 2TA

A productive block of grassland
situated near Caernarfon

A rare opportunity to purchase a block of grassland suitable for grazing and cropping which is available as a whole or in two lots.

In all extending to 38.06 acres.

Lot 1 - For Sale

Lot 2 - Sold.'

Carter Jonas



Location

The land at Caeathro occupies a useful position on the edge of the village of Caeathro. The market town of Caernarfon is less than two miles away and the city of Bangor is 10 miles away.

Amenities

The holding is situated 12 miles from a busy livestock market at Bryncir and provides easy access to the A55 North Wales Expressway.

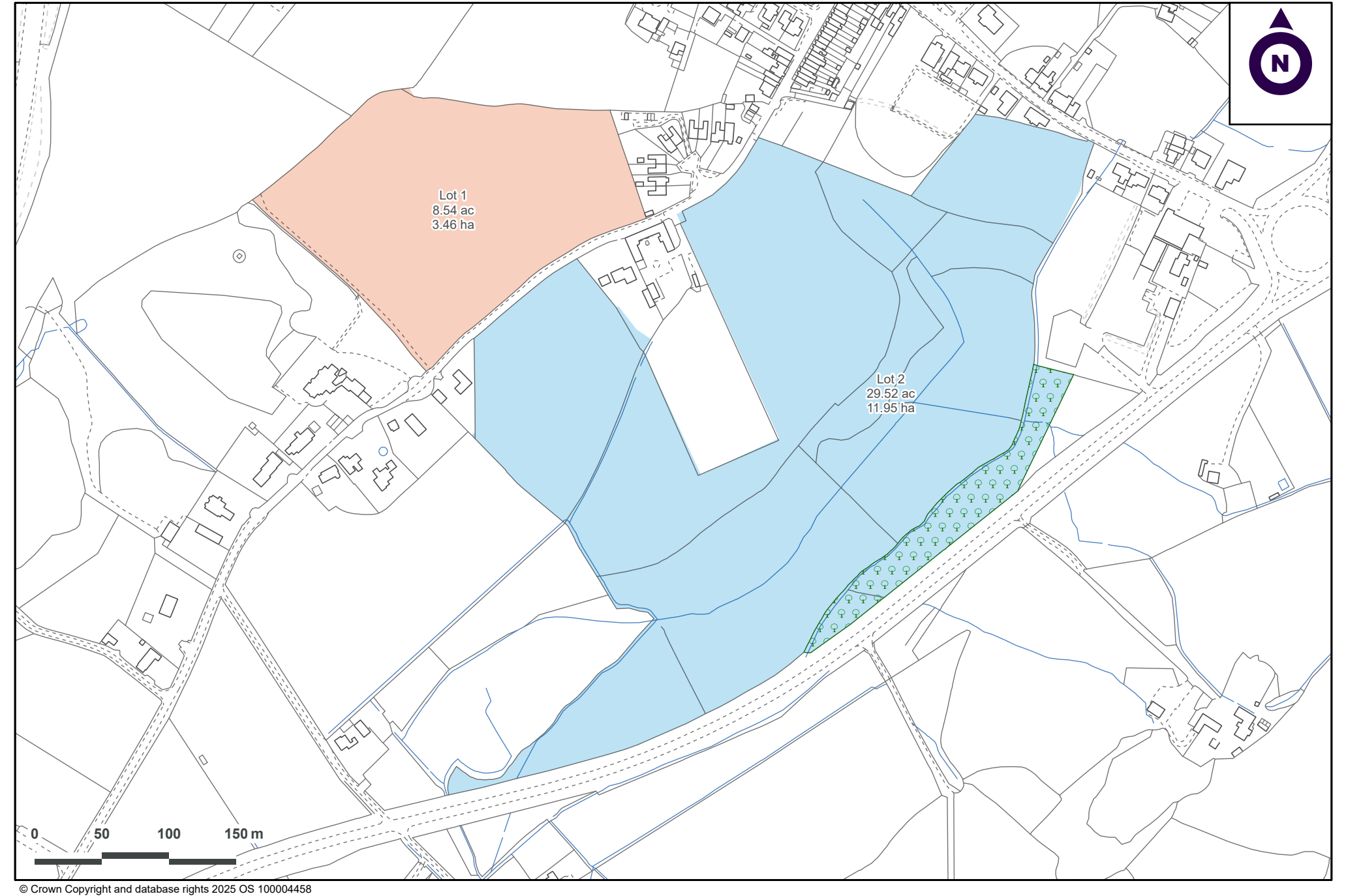
Land

The land is comprised of approximately 38.06 acres of predominantly productive grassland along with some grazing pasture and woodland cover.

Lot 1 is a ring fenced block of improved grassland extending to 8.54 acres which is all level and suitable for modern agricultural machinery. The land has benefitted from regular reseeding and is well suited for silage and arable crops.

Lot 2 is also ring fenced extending to 29.52 acres in total. The land is arranged into three large fields suitable for cropping and grazing which are accessed directly from the public highway. There is further pasture suitable for sheep and cattle grazing, with a block of woodland extending to 1.56 acres.

The farmland is fully stockproof and benefits from a natural water supply.



Method of sale

Lot 1 for sale by private treaty. Lot 2 is under offer.

Tenure & Possession

Freehold with vacant possession.

Basic Payment Scheme

The farmland is registered with Rural Payments Wales.

Overage

The property is to be sold subject to an overage clause which states that for 30 years, should a change of use be implemented resulting in an uplift in value, the vendor would be eligible for 30% of that uplift.

Services

There is a natural water supply to the land.

Wayleaves Easements & Rights of Way

The land is sold subject to all the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Health & Safety

The land is sold subject to all the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

VAT

The holding is not registered to VAT.

Sporting Timber & Mineral Rights

The mines and minerals rights and the sporting rights are excluded from the sale.

Local Authorities

Cyngor Gwynedd Council
www.gwynedd.llyw.cymru

Viewings

Viewings are strictly by appointment through Carter Jonas on 01248 360414

Additional Information

Vendor's solicitors:

Edward Nutting
Lanyon Bowdler Solicitors
Riverside Business Park
1 & 2 Connaught House
Benarth Rd
Conwy LL32 8UB
01492 557 070

Directions

From the town of Caernarfon follow the A4085 towards Caeathro. On arriving at the village turn right onto Tai Glangwna road with a red painted house on the corner. Follow the road past the play park and the entrance to Lot 1 is 170m on the right. The entrance to Lot 2 is 90 metres on the left.



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carterjonas.co.uk

Offices throughout the UK



North Wales Office

01248 360 414 | bangor@carterjonas.co.uk
The Estate Office, Port Penrhyn, Bangor, LL57 4HN

National Rural Agency

07880 084 633 | andrew.chandler@carterjonas.co.uk
18 Davies Street, Mayfair, W1K 3DS

Important Information

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