



| Talwrn | Llangefni | LL77 7TF
Informal Tender



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For sale by Informal Tender

The land extends to approximately 15.92 acres and comprises a well-defined, ring-fenced block of predominantly good quality grazing pasture. Within the holding there is approximately 2.06 acres of natural scrub and wetter ground, offering ecological interest and potential for enhancement.

Adjoining productive agricultural land, the property presents an excellent opportunity for further improvement and management to suit a variety of agricultural or amenity uses. A hardstanding track runs through the land, with the property benefiting from a right of way to a convenient access point, complete with a cattle grid.

The land is offered as a versatile parcel without a mains or natural water supply, and without fixed agricultural buildings or handling facilities, allowing an incoming purchaser flexibility to develop the holding to their own requirements.

A 400kV electricity pylon is located within the land. Boundaries are well defined by a combination of hedgerows, traditional stone walling and fencing.

Access is provided via a right of way over adjoining land, with the remaining section of the track retained within the same ownership, ensuring a practical and established approach.





METHOD OF SALE

The land is offered for sale by informal tender. The deadline is 12 noon 7th May 2026. Tender forms to be submitted in a sealed envelope marked 'PRIVATE & CONFIDENTIAL - Land at Cefn Poeth Bach' and delivered to our office at M-Sparc, Gaerwen, LL60 6AG

DIRECTIONS

From Llangefni, take the B5109 in the direction of Talwrn. Continue into the village of Talwrn for a short distance before taking a right-hand turning onto a minor country lane. Proceed along this lane where the access track to the land will be found on your right, identified by access way by Ty Croes at the entrance. The land is accessed via this track, over which a right of way is granted.

What3Words - [///info.raven.rant](https://www.what3words.com////info.raven.rant)

SFS/BPS ENTITLEMENTS

No entitlements are included in the sale of this land.

PLANNING

There are no active planning applications in place in relation to the property. The property is located outside the Local Development Boundary.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property benefits from a right of way over the hardstanding track from the council road.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. It should be noted that there are Public Right of Ways across the holding.



TENURE & POSSESSION

The freehold of the property is offered with vacant possession on completion of sale. The vendors hold possessory title over the property.

LOCAL AUTHORITY

Anglesey County Council

VIEWINGS

Strictly by confirmed appointment with the vendor's agents, Baileys & Partners – 01248 893777

HEALTH & SAFETY

Given the potential hazards of a farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

DISCLAIMER

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



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LANDMARK INFORMATION

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Baileys
& PARTNERS

M-Sparc Gaerwen

Anglesey

LL60 6AG

01248 893 777

enquiries@baileysandpartners.co.uk