

An aerial photograph of the Menai Bridge in Gwynedd, Wales. The bridge spans the Menai Strait, connecting the island of Anglesey to the mainland. The water is a deep blue-green, and several boats are visible. The surrounding landscape is lush with green trees and vegetation. In the background, rolling hills and mountains are visible under a sky with scattered white clouds. A white diagonal line runs from the top left corner towards the bottom right, separating the text area from the main image.

COMPRISING A
TOTAL OF APPROXIMATELY
2.5 ACRES (0.99 HECTARES)

**AVISON
YOUNG**

YNYS FAELOG
MENAI BRIDGE / Y BORTH, GWYNEDD



YNYS FAELOG

MENAI STRAIT

MENAI BRIDGE

CAUSEWAY

CAUSEWAY

ACCESS

The island has pedestrian access provided via a permanent concrete zig-zaged hand railed walkway onto the mainland at the Northern end of Menai Bridge town. This access way provides limited foot only access but is unaffected by tidal range and provides 24 hour access.

Subject to tidal range and tide times **YNYS FAELOG** has a limited window vehicular access provided along a causeway to the North East side, linking onto Anglesey at St Georges Road.

OVERVIEW

The Menai Strait is a small stretch of tidal water separating Anglesey from mainland North Wales, bridged in 2 sections with varying widths, and forms a strong flowing current lining into the Irish Sea at each end.

YNYS FAELOG is a small tidal island forming part of a collection of small islands located in the mouth of the Afon Cadnant River. The island is located directly off the town of Menai Bridge and boasts spectacular views across the Strait, and is located in an established conservation area. Menai Bridge is a vibrant small town providing home to a mixture of independent retailers, coffee shops, restaurants and tourist based uses.

This disposal provides an extremely unique opportunity to purchase part of the island, previously occupied for educational use and offering a range of occupational benefits with the North Western corner of the island being held under separate ownership, recently changing hands.





LAYOUT AND BASIC SUMMARY

The island comprises a total area of approximately 2.5 acres (0.99 hectares) and is made up of landscaped area, beach, headland, tennis court and a variety of accommodation buildings in varying states of repair.

MAIN BUILDING

The main building has until recently been occupied for educational purposes providing classroom area with ancillary teaching rooms, stores, kitchen, etc.

The building is in a poorer condition requiring extensive refurbishment works. The accommodation is built over ground and part first floors with panoramic views of the Menai Strait provided to the Southern part. To the front of this building is a smaller out building of concrete construction used for basic storage.



GARAGE & BOATHOUSE

Near to the access causeway is a single storey boathouse providing basic storage area, providing vehicular access. There is a wooden boat house to the centre part of the island with limited access.

Access between buildings is provided by a mixture of gravel walkways and more permanent pathways with a concrete constructed access provided onto the causeway.

YNYS FAELOG has a small beach area providing extensive views of the Menai Straits and the Grade 1 listed Menai Suspension Bridge. This part of the island also provides boat access onto a small headland. The remainder of the island is extensively landscaped with attractive matured trees and grassed areas.

ACCOMODATION

The island comprises a total of approximately 2.5 acres (0.99 hectares). Accommodation constructed onsite comprises the following areas measured on a gross Internal Area basis:

	METRIC	IMPERIAL
Former teaching block	358.68m ²	3860 sqft
Garage	57.55m ²	619 sqft
Store	27.84m ²	300 sqft
Boathouse	92.15m ²	992 sqft



Areas are measured on a Gross Internal Area basis, taken from plans. Measurements are conducted in accordance with the RICS Code of Measuring Practice 6th Edition.

Basic layout plans are available on required.



TENURE

We are advised that the vendor holds a freehold interest in the main part of the island, with leasehold access to the Crown Estate Commissioners held Foreshore and Bed of Sea interest.

Further information on application to agents.

DISPOSAL

Further details on the sale process are available on application to sole agents, Avison Young.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

EPC

EPC information is available on request.



VIEWINGS

Viewing arrangements are strictly by appointment through the Vendor's disposal agents, Avison Young

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