

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

Adeilad / Outbuilding at **Tan Y Clawdd**, Capel Uchaf, Clynnog Fawr, Caernarfon LL54 5DL

BY INFORMAL TENDER - OFFERS TO HAND BY THURSDAY 21ST October 2021

- CYNIGION I LAW ERBYN DYDD IAU HYDREF 21 2021

Guide Price: £60,000

Adeilad Gyda Caniatad Cynllunio i Drosi yn Uned Gwyliau
Outbuilding with Planning Permission to Convert to Holiday Unit

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Mae adeilad Tan y Clawdd wedi ei leoli ger Capel Uchaf islaw i'r ffordd wrth droed mynydd Blwch Mawr ger Capel Uchaf. Mae gan yr adeilad olygfeydd panoramig gyda'r Wyddfa i'r Dwyrain a'r arfordir a Sir Fon ar y gorwel i'r Gorllewin.

Mae'r adeilad gyda cantiatad i drosi yn uned gwyliau, gweler cais C07D/0004/34LL.

The building at Tan y Clawdd is situated near Capel Uchaf beneath the carriageway at the foot of Bwlch Mawr. The building has panoramic views across to Snowdon and the Coastline with Anglesey beyond.

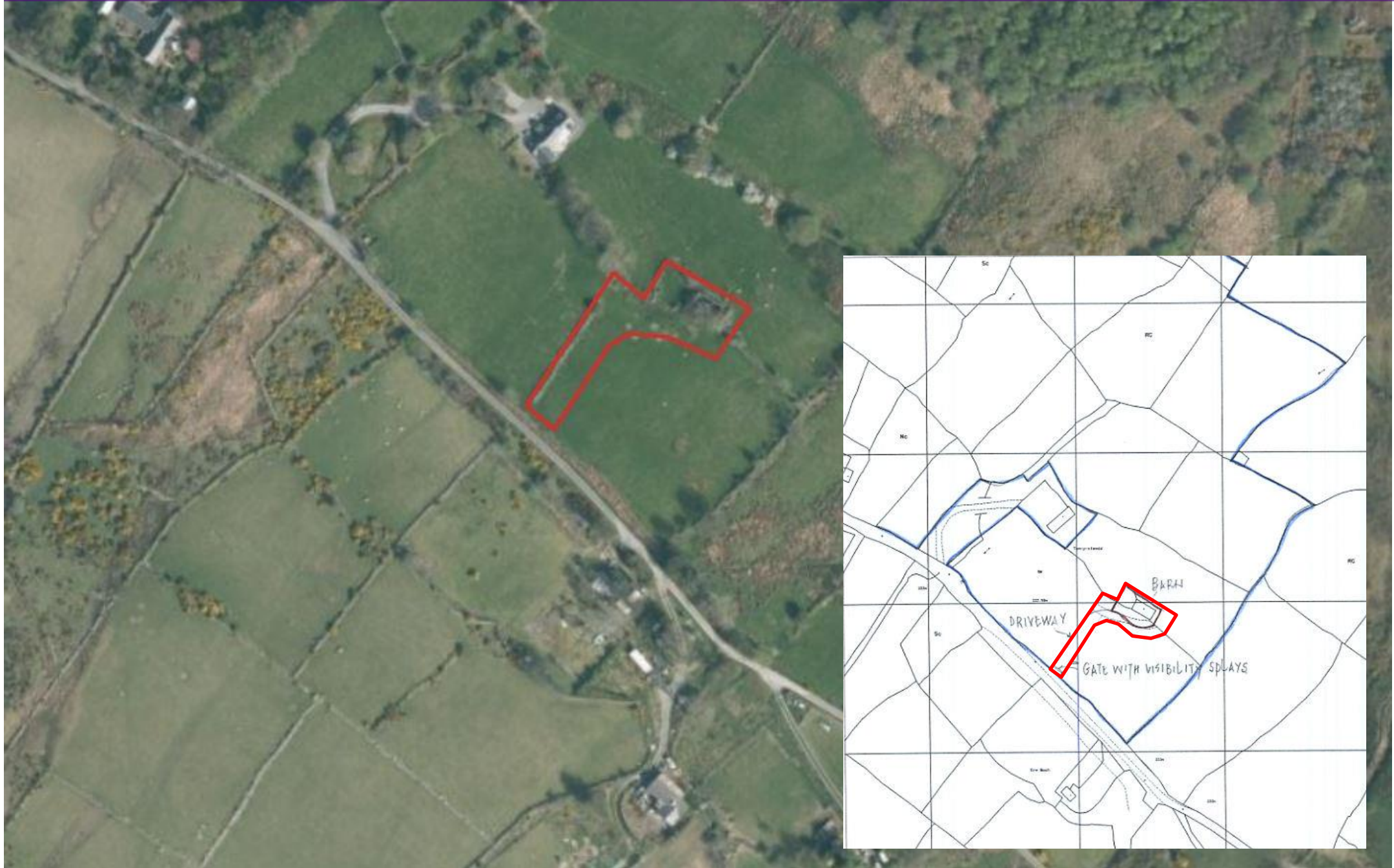
The building has permission to convert to a Holiday unit, see planning ref C07D/0004/34LL.

The present owners have obtained planning permission in 2006 to convert the former cow shed to a spacious one bedroom holiday letting unit. Sufficient work has been undertaken to establish the original permission granted.

Option to Purchase further land if required.



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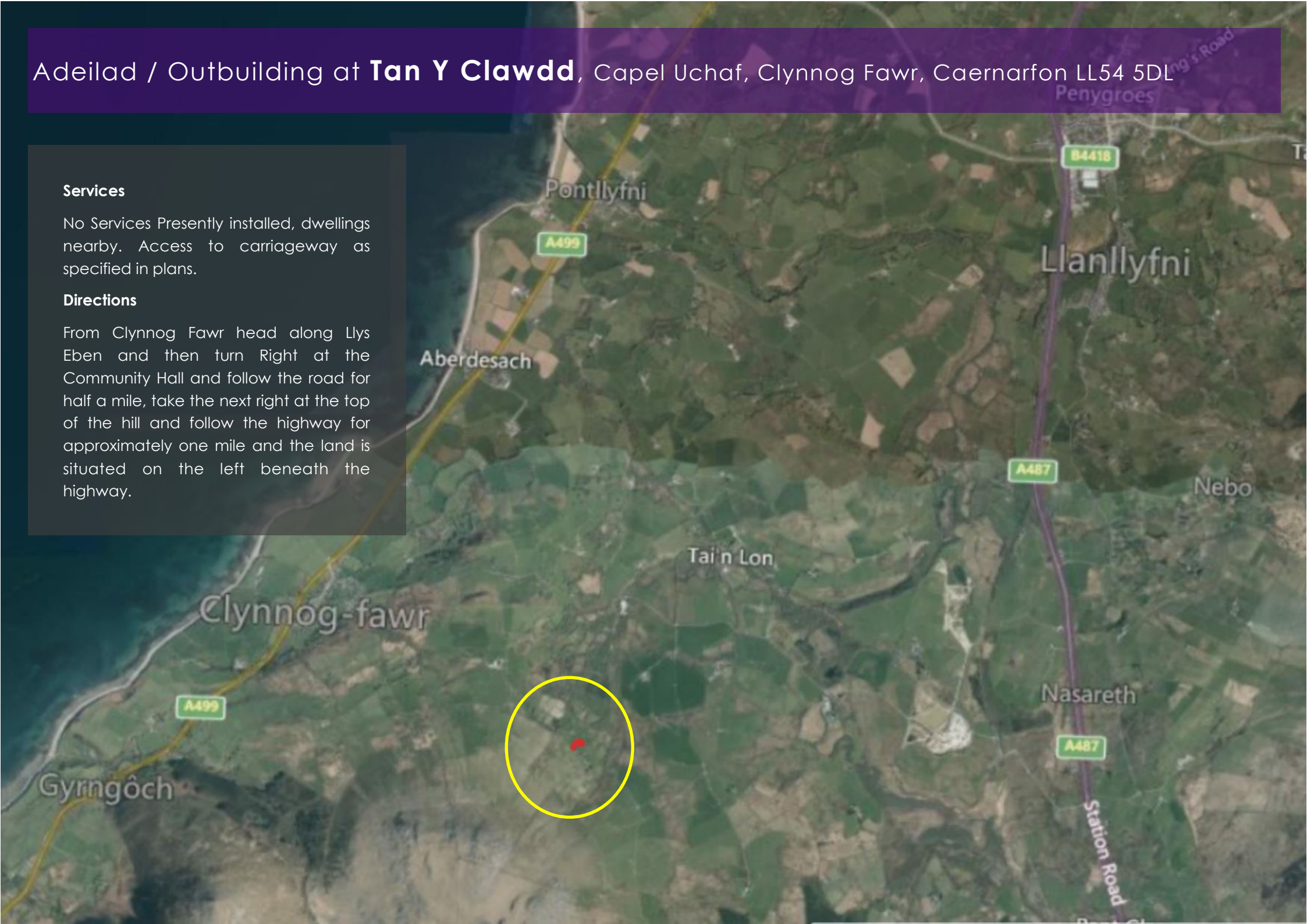
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Services

No Services Presently installed, dwellings nearby. Access to carriageway as specified in plans.

Directions

From Clynnog Fawr head along Llys Eben and then turn Right at the Community Hall and follow the road for half a mile, take the next right at the top of the hill and follow the highway for approximately one mile and the land is situated on the left beneath the highway.



IMPORTANT NOTICE:

Lloyd Williams & Hughes and their clients give notice that:-

1. *They do not have authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact*
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EASEMENTS, WAYLEAVES AND RIGHTS OF WAY:

The property is sold subject to all existing easements, wayleaves, public and private right of ways whether specified or not in these sales particulars.

VIEWING:

Strictly by appointment only

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Water
Kinmel Park Depot
Bodelwyddan
Clwyd

Welsh Assembly
Agricultural Dept
Penrallt
Caernarfon
LL55 1EP

Scottish Power
Narrow Road
Llandudno Junction
Conwy

VENDORS SOLICITOR:

TBC

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27 Penlan Street, Pwllheli LL53 5DE