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Land and Property

Lloyd Williams & Hughes

Tir / Land at Gellilydan, Blaenau Ffestiniog, Gwynedd LL41 4DZ
19.62 acres (7.94ha) for sale as a whole or in two lots

Price Guide: 110,000 as a Whole

Y Tir - The Land

Land amounting to 19.62 acres at Gellilydan fronting onto the A487.

The land consists of pasture land, divided into two blocks which are offered as a whole or in two lots respectively:

Lot 1 - 'Land East of Gellilydan' 7.31 ac (Price Guide £45,000)

Lot 1 is accessed directly off the A487 opposite 'Holy Cross Church' and is presently used for grazing of livestock. Natural water serves the land.

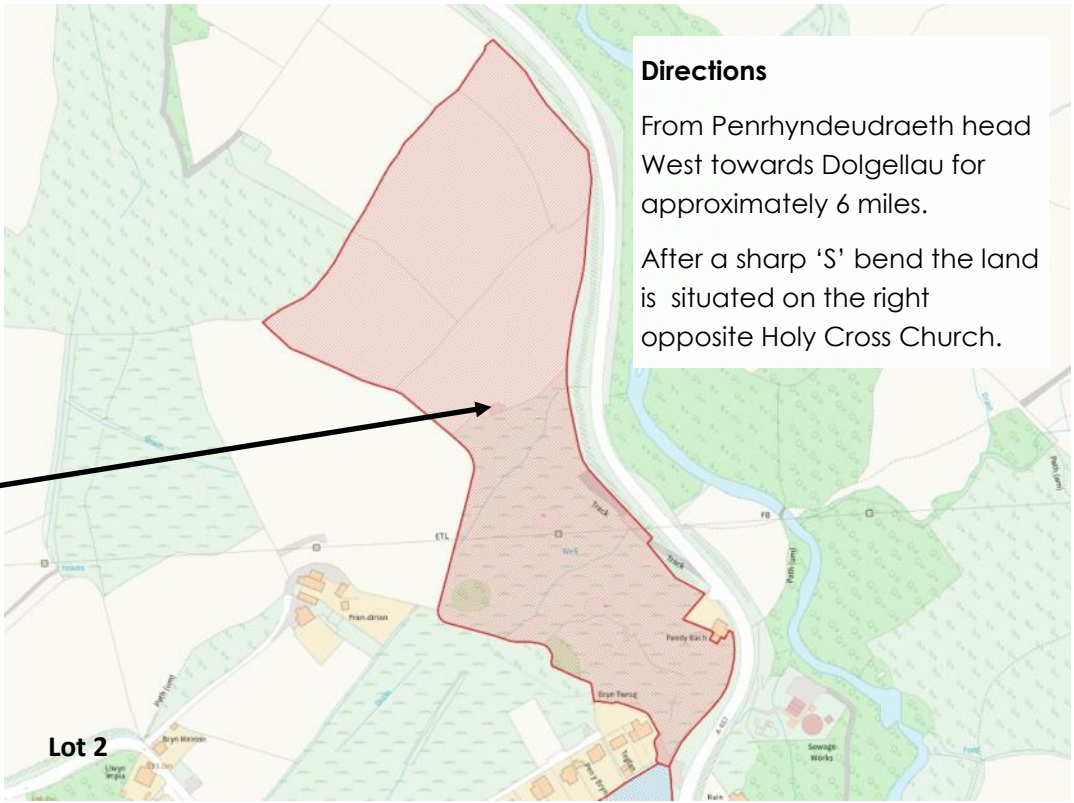
The land will be sold with a restrictive covenant prohibiting the planting of trees on lot 1 only.

Lot 2 - 'Land North of Gellilydan' 12.31 ac (Price Guide £65,000)

Access is directly off the A487 via 2 gateways. The land is suited to grazing and mowing with some areas undulating in nature.

The land is bounded by stone walls and mature woodland.

Located centrally within lot 2 is a stone ruin. Natural water serves the land.





Method of Sale

The land is offered for sale by Private Treaty.

Boundaries

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendor's Agents are responsible for defining the boundaries or ownership thereof.

Planning

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Basic Payment Scheme

No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.

Viewing

By prior notification to the Agents

Tenure

We are advised that the property is freehold.

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*
2. *Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*