

# Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

Tir Yn - Land at:

**Tyddyn Llwydyn**, Rhydyclafdy, Pwllheli LL53 8TT

**55.02 Acer • 55.02 Acres** - Lot 1 48.24 ac / Lot 2 6.74 ac

For Sale by Informal Tender - Closing Date: 23/9/2020

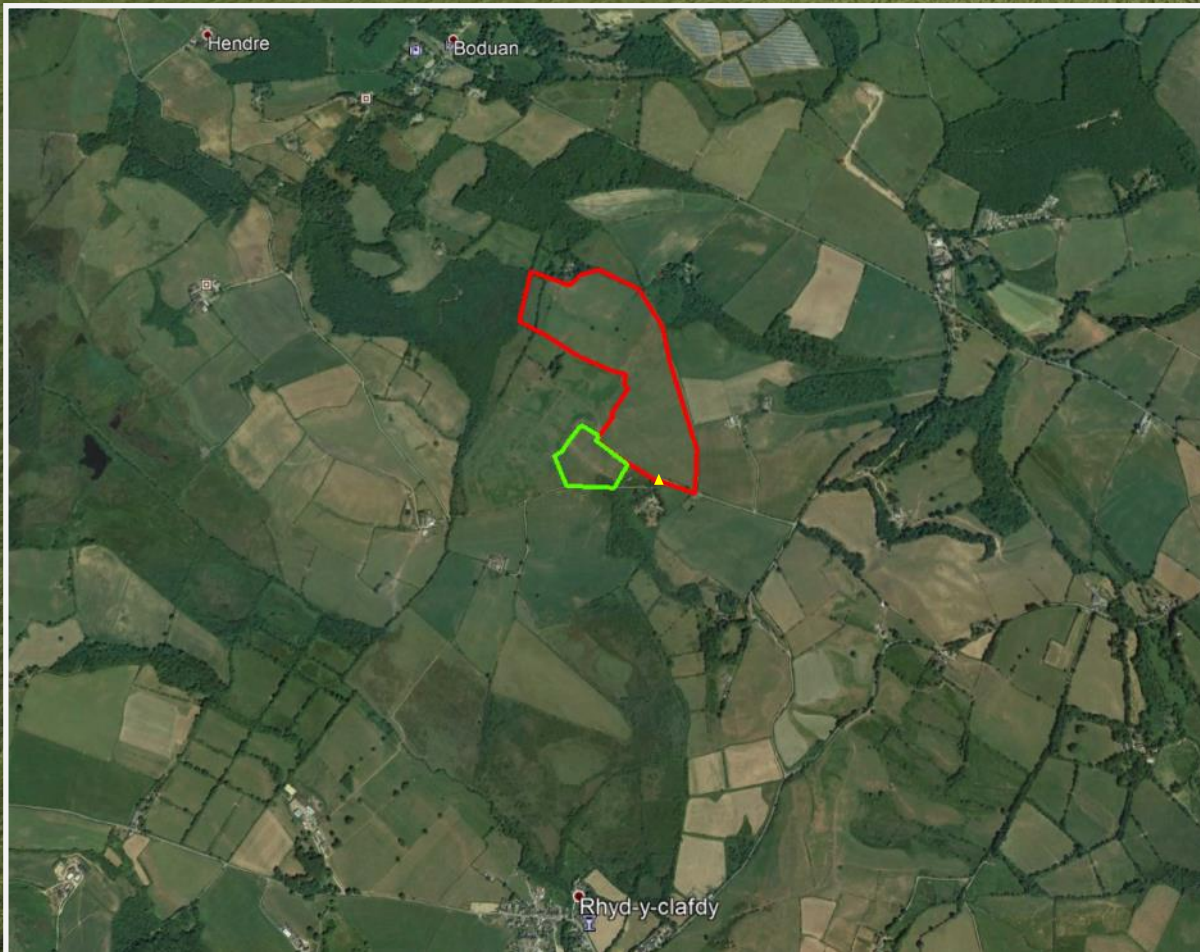
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# Tyddyn Llwydyn, Rhydy-clafdy, Pwllheli LL53 8TT

**Prime land in a sought after location suited to both arable and livestock production**

Tenders to hand by Mid Day 23rd September 2020



## **Lot 1 - 48.28 acres (Edged Red)**

Extending to 48.24 acres the land for the most part is of a free draining nature. Access to the land is via a new entrance close to Pen Bryn Adda. No access is available off the Tyddyn Llwydyn Farm Track, access labelled by triangle on map left.

Part of the land was ploughed in the spring of 2020 and under sown with Grass lay. Mains water is available close to the entrance gate.

## **Lot 2 - 6.74 acres (Edged Green)**

Lot 2 extends to 6.74 ac of grassland, suited to both arable and livestock production. The land was ploughed in the spring of 2020 and under sown with rye grass lay.

## **Directions**

From Pwllheli take the A497 Nefyn road proceed through Efailnewydd taking the first right turning after the bridge diversion. Follow the road for 1 mile, then turn right at the crossroads. The land is on your right in 400m.



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## Lot 1 - 48.28 Acres (Blue)

The vendor will undertake the fencing of boundaries A, B and C prior to completion and the roadway between points C - D within 12 months of completion.

Located within OS 8776 is the remains of a former concrete silage clamp, currently used as a handling area.

### Schedule:

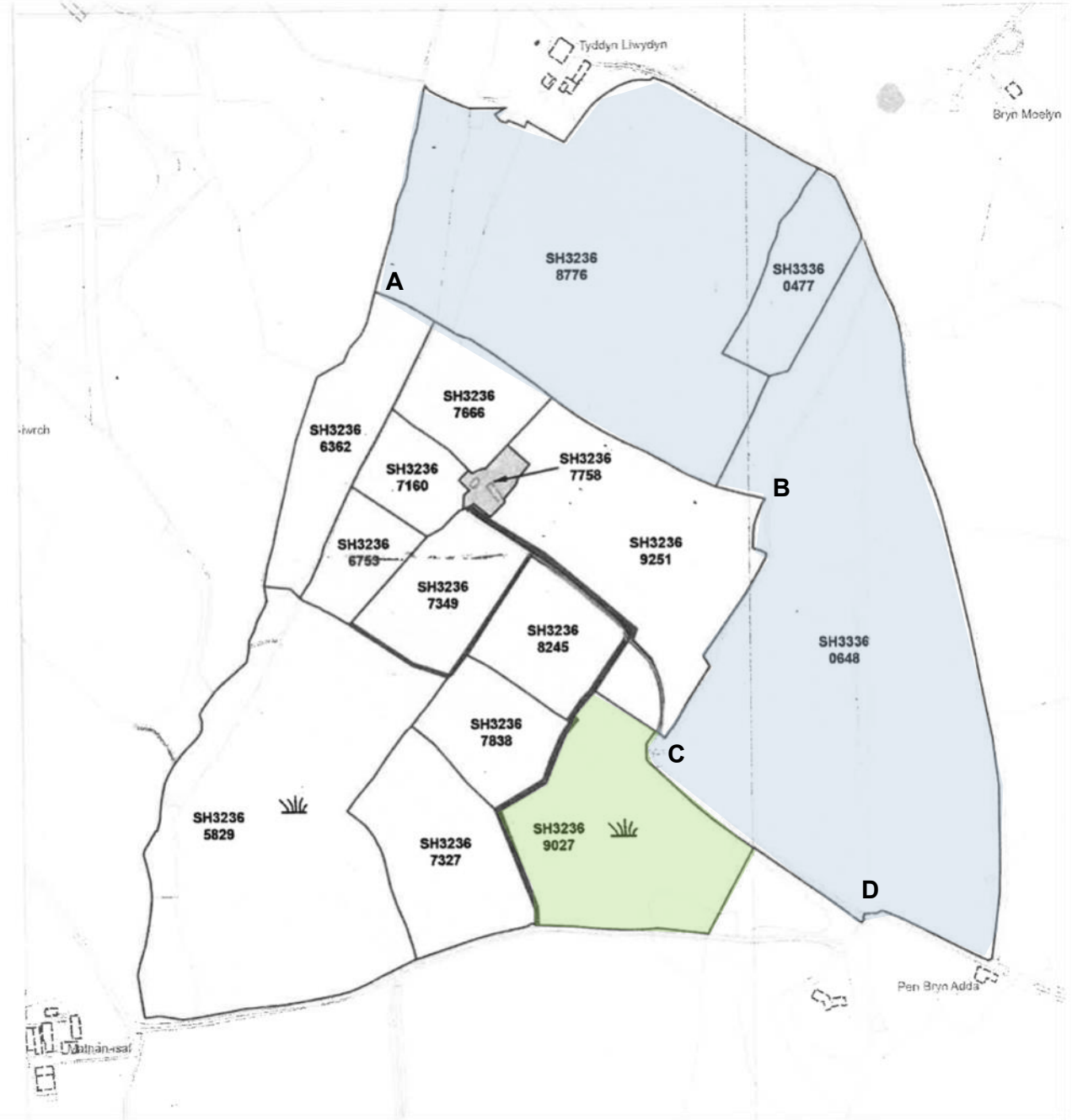
OS 0648	25.68 ac	10.40 ha
OS 0477	2.51 ac	1.02 ha
OS 8776	20.05 ac	8.12 ha
	<b>48.24 ac</b>	<b>19.54 ha</b>

## Lot 2 - 6.74 Acres (Green)

Access land will be off the public highway, but if sold with lot 1 a crossing point will be provided across the drive to Tarian.

### Schedule:

OS 0233	6.74 ac	2.73 ha
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#### 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.

#### 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

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