

**FOR SALE BY INFORMAL  
TENDER**

**70.41 ACRES  
KNOWN AS**

**GELLI DYWYLL  
GELLILYDAN  
GWYNEDD**



**70.41 ACRES ALL WITHIN A RING FENCE**

**In addition you have the option to purchase  
the 4 bedroom Farmhouse and Buildings by  
separate negotiation.**

**TENDERS TO HAND BY 12 NOON  
8th APRIL 2020**

Lloyd Williams & Hughes  
Canolfan Farchnad  
Bryncir  
Gwynedd  
LL51 9LX

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## **GELLI DYWYLL LAND , GELLILYDAN, GWYNEDD.**

### **Location:**

The land is located in a rural setting between Gellilydan and Ffestiniog.

### **Directions:**

From Maentwrog take the A496 Blaenau Ffestiniog road.  
Proceed for 1.5 miles before turning right and proceed along a conifer lined road for a further half mile upon which you will find the land on your right and the farmhouse and building on your left at the top of the hill.

### **Description:**

Gelli Dywyll land extends to 70.41 acres and all within a ring fence.

The land is of an undulating nature with quality mowing and grazing land fringed with woodland.

Natural and mains water services the land and it has ample access points off the public highway.

### **Schedule**

	O.S. No	Area
	1117	3.20
	1116	.85
	1118	.45
1081	12.93	
	1082	.66
	1086	1.27
	1087	2.12
	1085	1.35
	1080	2.01
	1078	4.64
	1079	3.17
	1045	3.38
	1044	4.25
	1043	2.21
	1083	.36
	1084	1.32
	1028	2.57
	1041	4.14
	1088	4.54
	1090	3.36
	1107	7.38
	1040	.62
	1030	2.65
	1029	.80
	1042	.78

**70.41 ac**

**Solicitors: GAMLINS, PORTHMADOG**

# LLOYD WILLIAMS & HUGHES

Canolfan Arwerthiant Bryncir Auction Centre

## TENDER FORM

Approx 70.41 acres of land at

## GELLI DYWYLL, GELLILYDAN, GWYNEDD

Tender to be returned to Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX by no later than **12 noon on Wednesday 8th April 2020**

I offer the following amount for the above grazing

**THE WHOLE 70.41 ACRES**

----- (figures)

\_\_\_\_\_ (words)

Signed \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Tel No: \_\_\_\_\_ Mobile \_\_\_\_\_

Email: \_\_\_\_\_

Solicitors: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_