

Tyddyn Belyn

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Land and Property

LLOYD WILLIAMS & HUGHES

Fferm 26.6 erw / 26.6 acre Smallholding in Tudweiliog, Gwynedd LL53 8PB

Available as a whole or in 3 lots, For Sale by Informal Tender 02.06.2022

'offers in the region of £800,000'



Tyddyn Belyn, Tudweiliog, Gwynedd LL53 8PB



Fferm 26.6 erw / 26.6 acre Smallholding in Tudweiliog,
Gwynedd LL53 8PB

Cyfle prin i brynu tyddyn ger arfordir Penrhyn Llyn

A rare opportunity to acquire a small holding in a costal location on the Llyn Peninsula with extensive range of farm buildings and land.

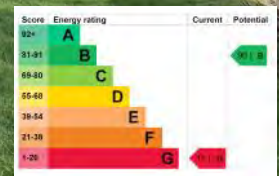
Tyddyn Belyn comprises of detached 3 bedroom farmhouse, range of traditional and modern farm buildings, chalet, grazing land in 3 separate blocks.

Tyddyn Belyn is for sale as a whole or in 3 separate lots, Tyddyn Belyn House and Buildings with 9.3 acres, with a further 5.92 acres and 11.37 acres or as whole amounting to 26.6 acres.

Externally on approach, the property is set off the minor road leading to Porth Ychain. A concrete surfaced yard surrounds the property with lawned garden to the North of the Property.

The property is situated 1/4 mile from the sea. The array of building on offer represents an exciting development opportunity.

The property benefits from a timber framed chalet including 3 bedrooms providing additional living accommodation or holiday accommodation.



Ty Tyddyn Belyn House

Ground Floor

Entrance Porch

Entrance Hallway

Reception Room 2.93m x 4.13m

Living Room 3.98m x 4.18m

Kitchen Diner 2.69m x 4.08m

Rear Entrance Porch *Corrugated roof*

UPVC windows and doors throughout

Central Heating.

Living & Reception rooms benefit from open fireplaces

First Floor

Bedroom (Rear) 4.03m x 4.17m

Bedroom 4.32m (max) x 4.78m

Bathroom 1.85m x 2.07m

Bedroom (Front) 2.84m x 3.11m

UPVC windows throughout

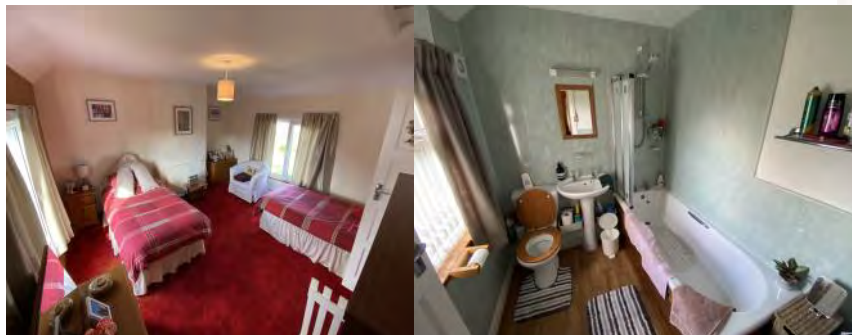
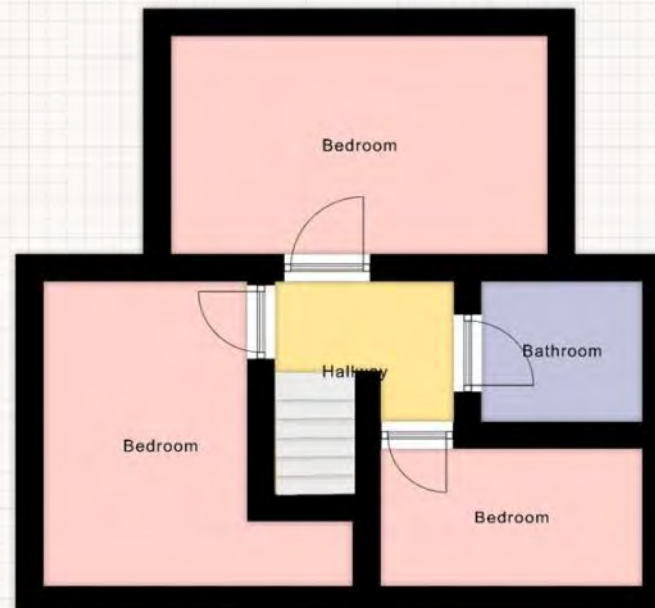
Central Heating.

Bathroom includes toilet, basin, bath with shower.

Mains Services and Private Drainage

The property is constructed of Stone under Slate Roof.

The timber frame & corrugated iron roofed and clad lean to extension used as utility/laundry room



ddyn Belyn Farm Buildings

5.52m x 13.22m

retaining walls, box profile covering.
mem on roof.

81m x 12.90m

umber trust roof, corrugated fibre cement covering with x3

3m x 24.64m

retaining walls, box profile covering.
ep shed is constructed of timber frame under corrugated

52m x 13.22m

retaining walls, corrugated fibre cement covering with
ors.

x 7.70m

ofile and corrugated steel covering.

3.81m x 11.80m

ugated steel covering, double doors.

ngs

o house of stone elevations under slate roof with timber
f:

' 5.02m x 6.33m

ns, stable door.

3.97m

stable door.

y' 4.04m x 4.25m

shop, stable door.

Coetiws' 2.28m x 4.63m

loft above, double doors.

2.50m x 5.36m

n.

ugated iron covering chalet. 3 bedrooms, bathroom, kitchen,
y used as holiday letting accommodation.



The Dive Inn

Pen-y-Bry

Tir ac Eiddo

LWH

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Lloyd Williams & Hughes

Rhôs-porth-ychain

Tyddyn Belyn

The property is for sale as a whole (26.6 acres) or in 3 lots as listed below.

Tender form available on request

	9.31 acres	Lot 1—Tyddyn Belyn
	5.92 acres	Lot 2—Tir Porth Ychain
	11.37 acres	Lot 3 - Tir Capel Penllech
26.6 acres (10.76 hectares)		Y Cwawl—As a Whole

Penllech Bach

Capel Penllech

Tyddyn Belyn (lot 1) amounts to 9.31 acres of good quality grazing land divided to 3 enclosures. The land is accessed via 2 gateways off the public highway directly opposite the farmhouse and buildings. A hard standing area is situated off the highway used for storage of fodder, mains water services the land. A further enclosure located South of the farm yard, which is accessed off the public highway or via footbridge leading from the farm yard and buildings.

Porh Ychain Land (lot 2) amounts to 5.92 acres of grazing land, situated 300 yards west of Tyddyn Belyn towards the coast. The land is accessed via a gateway leading from the public highway.

Capel Penllech Land (lot 3) amounts to 11.37 acres of land suited to grazing and forage production. The land is divided to two enclosure with gateway leading off the public highway providing good access.



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.*

Method of Sale

The land is offered for sale by Informal Tender.

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

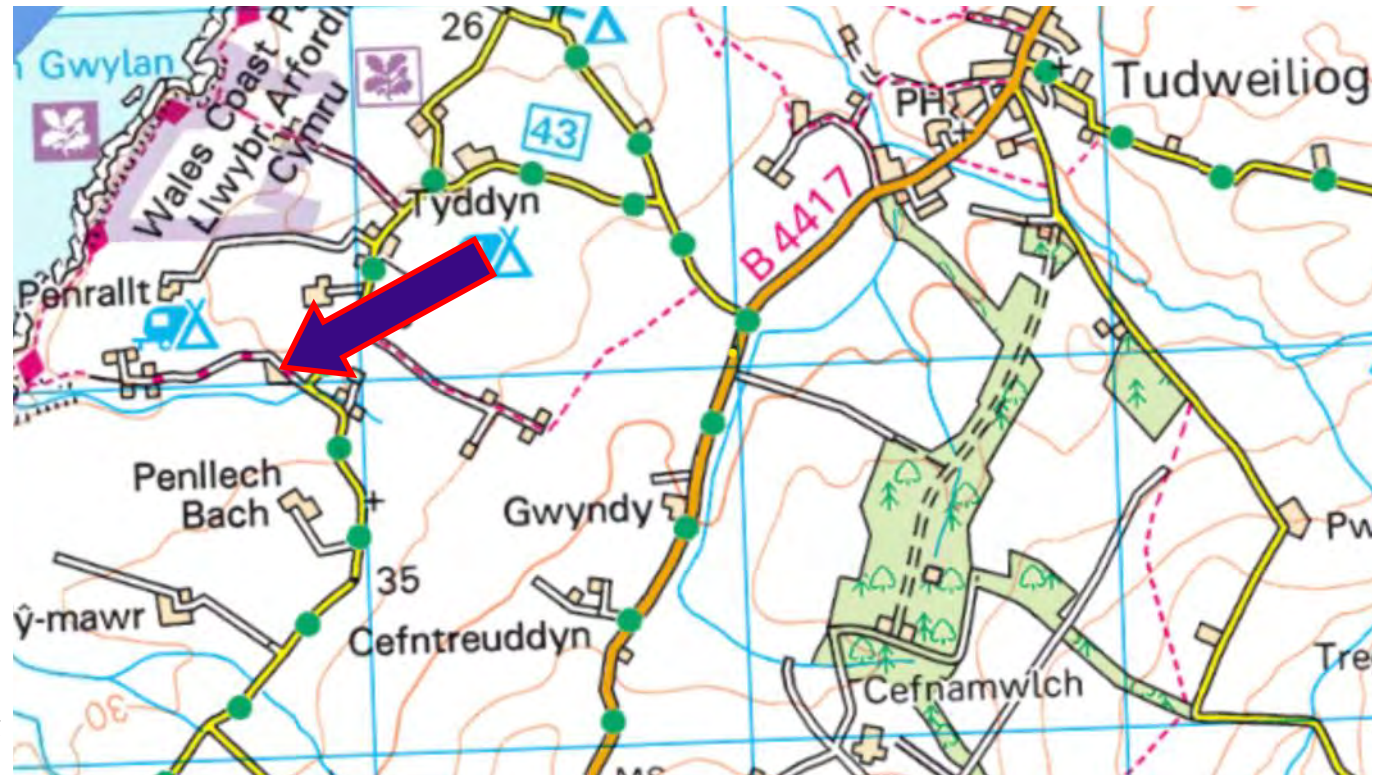
Strictly by appointment only.

Tenure

We are advised that the land is Freehold with vacant possession on completion.



Directions from Tudweiliog head South towards Llangwnadl on B4417 for 1 mile. After the large layby turn right onto the single track road. Follow the road past Tyddyn Mawr for 1 mile and Tyddyn Belyn is located on the left, via the minor road adjacent to a collection of recycling bins.



Email: office@lwhproperty.com Tel: 01758 719 682

Lloyd Williams & Hughes (LWH) : 27 Penlan Street, Pwllheli LL53 5DE