

FOR SALE BY INFORMAL TENDER

**PENTWR
PONTLLYFNI
CAERNARFON
LL54 5EU**

A 41.14 acre holding with recently renovated 4 bedroom house and range of both modern and traditional farm buildings for sale as a whole or in lots as follows:-

LOT 1 - Farmhouse together with garden, large parking space, 2 outbuildings and option for part of field number 8624 to create new driveway

LOT 2 - 40.50 acres of prime land together with range of outbuildings

Flexibility given to amend lots to suit your requirements



**TENDERS TO HAND BY MID DAY
TUESDAY 16th JULY 2019**

Lloyd Williams & Hughes
Canolfan Farchnad
Bryncir
Gwynedd
LL51 9LX

FFÔN • TEL

01766 530 828

FFACS • FAX

01766 530 829

Y WÊ • WEB

www.lwhbryncir.co.uk

E-BOST • EMAIL

lwhbryncir@btconnect.com

VAT No • 779 5270 78
Company No • 042 816 12

LLOYD WILLIAMS & HUGHES

Canolfan Arwerthiant Bryncir Auction Centre

TENDER FORM

PENTWR, PONTLLYFNI, CAERNARFON LL54 5EU

Tender to be returned to Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX by no later than **12 noon on TUESDAY 16th JULY 2019**

I offer the following amount for :-

THE WHOLE - 41.14 acres of land and 4 bedroom farmhouse and range of farm buildings

----- (figures)

_____ (words)

LOT 1 - Farmhouse with garden parking space and 2 outbuildings and option for part of field number 8624 to create new driveway

----- (figures)

_____ (words)

LOT 2 - 40.50 acres of land with range of outbuildings

----- (figures)

_____ (words)

Signed

Name

Address

Tel No:

Mobile

Solicitors:

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PENTWR, PONTLLYFNI, CAERNARFON

Directions:

Pentwr is situated just over a mile from Pontllyfni and the main A499 Caernarfon to Pwllheli road.

From the village follow the road towards the school and after 400 yards turn right following the road to Pentwr.

Upon arriving at Pentwr you will see the farm buildings with the house beyond.

The views from the farmhouse initially overlooks the farm's fields before expanding to the open countryside and Caernarfon Bay beyond.

METHOD OF SALE

Pentwr Farm is being offered for sale by Informal tender by which offers are invited by a set date on a subject to contract basis.

The vendors are willing to adjust the lots to suit prospective purchasers needs.

Guide prices for the lots as they stand are:-

LOT 1 - £400,000 to £425,000

LOT 2 - £380,000 TO £420,000



Description:

Originally a dairy farm Pentwr has now evolved into a beef and sheep farm.

The farm buildings and the land offer opportunities for diversification or remain as a traditional farm.

The original cottage was extended and modernised in 2010/2011 and now provides modern living accommodation with traditional features such as the large inglenook fireplace housing a welcoming multi fuel stove.

Constructed of traditional and cavity elevations, rendered and painted under a pitched slate roof the house offers the following accommodation:-

MAIN ENTRANCE via SIDE PORCH

KITCHEN/DINING -9' 11" x 12' 1" (3.04m x 3.70m) and 15' 2" x 11' 7" (4.64m x 4.62m) with oil fired Rayburn Royal stove for cooking, a range of modern base and wall units housing Indesit double oven and hob and integral dishwasher.

UTILITY ROOM - 9' x 8' 3" (1.76m x 2.52m) with Worcester Bosch Oil Boiler

SEPARATE W.C.

LOUNGE -15' 7" x 15' 1" (4.75m x 4.62m) with original inglenook fireplace with multi fuel stove

GUEST BEDROOM - 10' 10" x 7' 3" (3.31m x 2.25m) with **EN SUITE** - 4' 0" x 7' 6" (1.24m x 2.31m)

1st Floor:**LANDING**

BEDROOM 1 - 16' 3" x 12' 4" (4.96m x 3.78m max) with built in wardrobe and **EN SUITE** - 6' 5" x 6' 5" (1.98m x 1.97m)

BEDROOM 2 - 9' 6" x 13' 3" (2.92m x 4.05m) with built in wardrobe

BEDROOM 3 - 11' 1" x 11' 0" (3.38m x 3.36m) with built in wardrobe

BATHROOM - 10' 10" x 7' 9"

SERVICES: Mains Water and Electricity, Private Drainage, Oil Central Heating, Full Double Glazing

OUTSIDE:

A stone wall boundary surrounds the property.

You have a LARGE PARKING AREA to the side with a crushed slate covering.

To the front of the house you have an enclosed GARDEN incorporating an ORCHARD.

Accompanying the house you have a stone and slate FORMER PIG STY and stone and slate GENERAL STORE



FARM BUILDINGS:

Originally a dairy farm Pentwr has since changed to a beef and sheep system which is reflected in the buildings at Pentwr.

The farm now has a mixture of both traditional stone and slate buildings, hay barns and modern general purpose buildings.

They comprise as follows:-

LIVESTOCK SHED - 60' x 50' (18.2m x 15.2m) of steel frame and fire cement roof, block walls and concrete floor with 40 cubicles and central feeding passage.

MANURE HOLDING AREA

HAY BARN - 45' X 26' max (13.7m X 7.9m max) of timber frame and asbestos roof and corrugated iron cladding

L SHAPED LOOSE HOUSING - 27' x 56' max (8.2m x 17.06m max) of brick walls and corrugated iron roof

COW SHED - 49' x 14' (14.9m x 4.2m) of part stone and brick elevations under a corrugated iron roof with 14 cow ties

ORIGINAL COW SHED - 18' X 66' (5.4m X 20.1m) of stone and slate construction with 10 cow ties adjoining MILKING PARLOUR of stone and slate

Brick DAIRY

CATTLE HANDLING YARD

Concrete BIG BALE YARD



THE LAND:

Extending to 41.14 acres approximately Pentwr has 39.78 acres of pasture land with the balance being yard and woodland.

The whole of the farm is sown to permanent pasture which has been well managed and suitable for both grazing and forage production.

The farm can be grazed in manageable blocks with stone walls and hedgerows a feature of the farm.

Mains water is available to many of the enclosures whilst there is frontage on to the river Desach on the westerly boundary

<i>Schedule</i>		
<i>O.S</i>	<i>Acre</i>	
9818	4.91	
7420	.42	
8305	2.64	
8016	.14	wood
8715	1.97	
8624	3.06	
7416	1.48	
7706	2.07	
7007	2.96	
6602	.27	wood
8119	.24	yard
6818	.49	
7522	.07	yard
6022	2.54	
6926	3.18	
7334	1.90	
7445	2.05	
8040	1.65	
8735	1.55	
7826	.64	yard
0648	3.23	
5815	3.68	

41.14 acres

VENDOR'S SOLICITORS:

Ellis Davies & co.,
27 Bangor Street
Caernarfon
LL66 1AT
Tel: 01286 672437

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Assembly Agricultural Dept
Penrallt
Caernarfon
LL55 1EP

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:

The land may be viewed at any time during daylight hours with a set of these particulars to hand

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.*

