

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

Tir Pensarn - Pensarn Land

Cennin, Garndolbenmaen, Gwynedd, LL51 9EX

Grazing Land with Stone Ruin - 4.56 Ha / 11.27 Ac

For Sale by Informal Tender - Closing Date: 14th August 2020

Tir Yn Pensarn - Land at Pensarn

Cennin, Garndolbenmaen, Gwynedd, LL51 9EX

The Land - Y Tir

The Land at Pensarn is situated near Cennin, West of Bryncir. The land has been used historically for grazing and has mains water supply. The land is ringfenced with traditional Stone Walling.

The grassland is ideally suited for grazing or mowing, situated off the public highway with good access.

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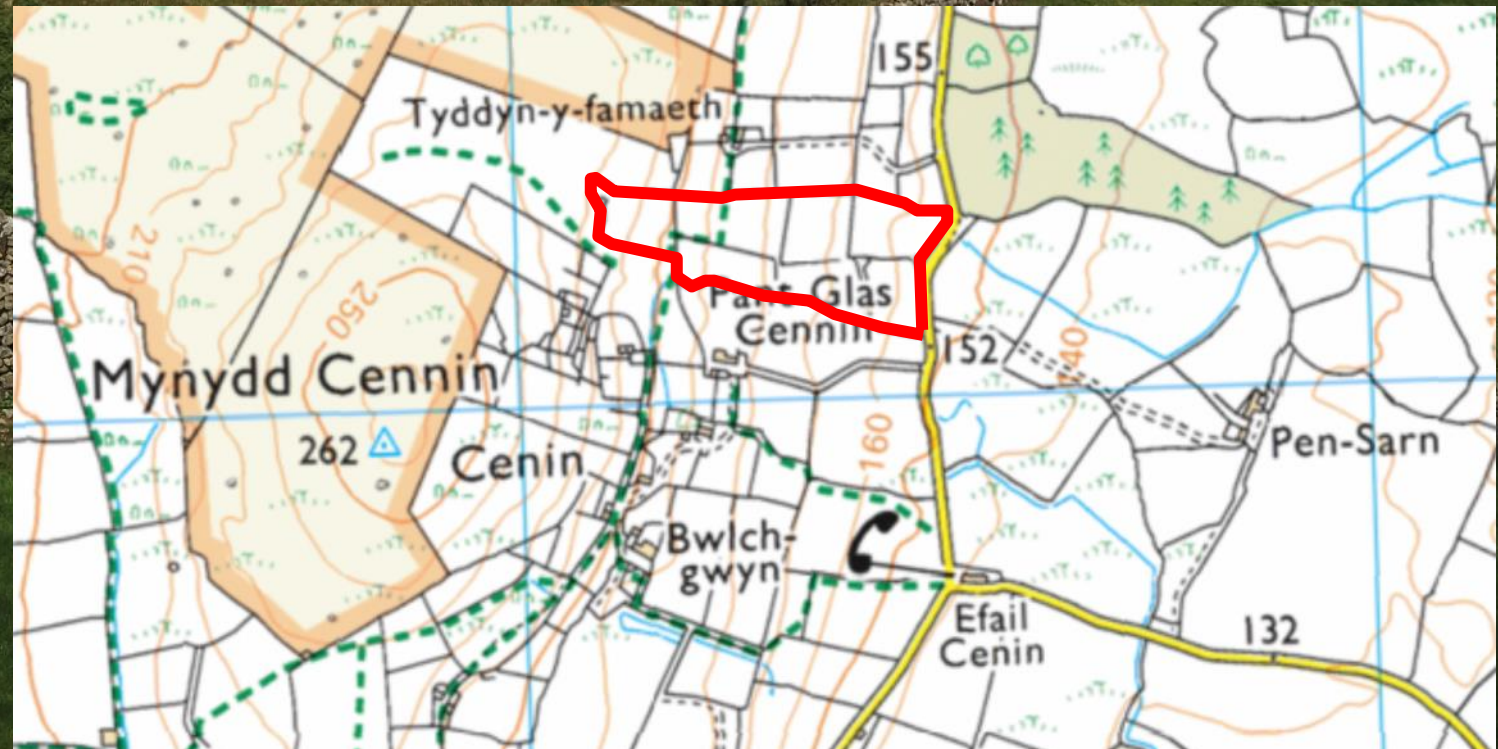


Stone Ruin

A historic stone ruin is located in the field with road frontage. Currently in disrepair, the ruin may have some development potential in future.

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EASEMENTS, WAYLEAVES AND RIGHTS OF WAY:

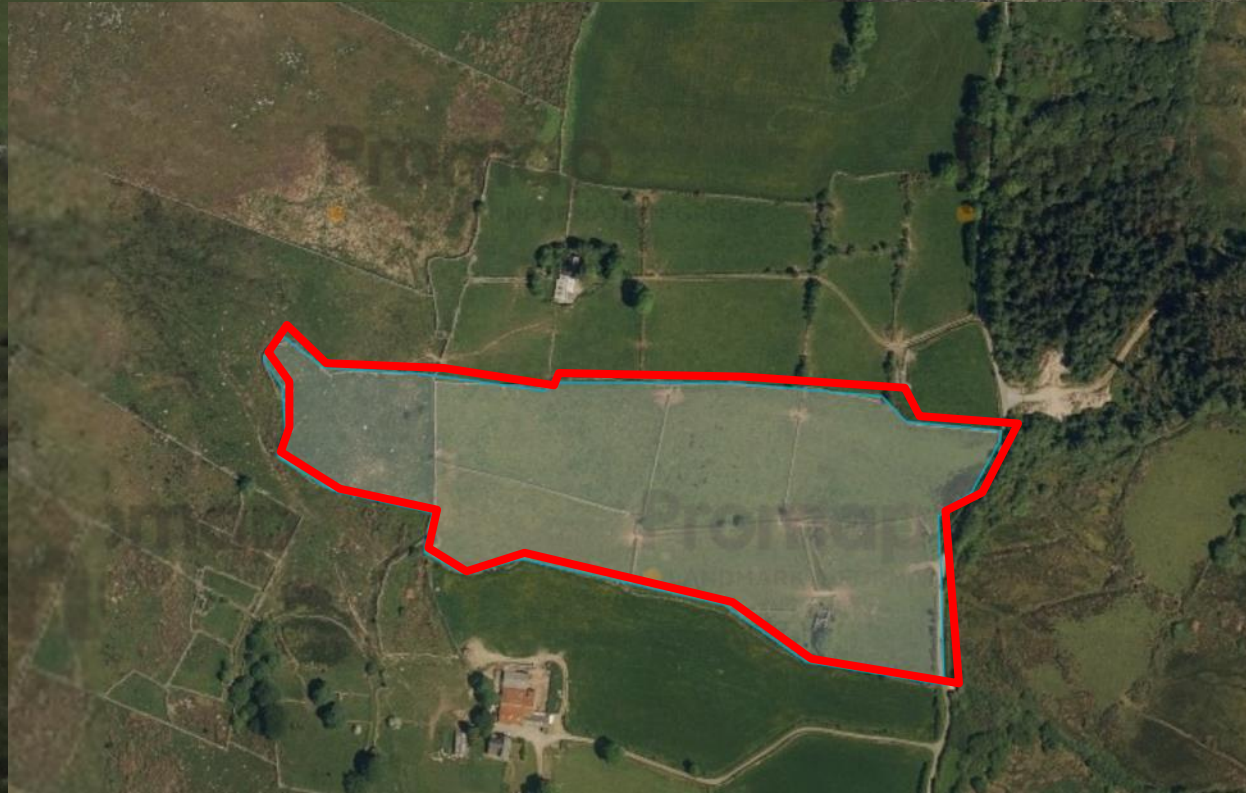
The property is sold subject to all existing easements, wayleaves, public and private right of ways whether specified or not in these sales particulars.

DIRECTIONS:

From the A487 head south on B4411 towards Rhoslan for 0.2 Miles, then turn right for Llecheiddior and follow the road for 1.6 miles. At Cennin turn right and the land is on the left in 0.5 miles. From Pant Glas head south towards Bwlch-Derwin for 1 mile, then turn right and the land is situated on the right in 1 mile.

VIEWING:

The land may be viewed anytime 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.

ACTING SOLICITORS:

TBC

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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