

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

Tir / Land Known as **Tŷ Tangraig**, Rhosygwalia, Bala LL23 7PP

BY INFORMAL TENDER - OFFERS TO HAND BY 23 September 2021

- CYNIGION I LAW ERBYN 23 Medi 2021

108 ac 43.5 ha

Price Guide £420,000 - £480,000

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Y Tir - The Land

Mae tir Tŷ Tangraig yn cynnig cyfle i brynu bloc eang o dir mynydd mewn lleoliad hwylus yn Rhosygwalia ger Y Bala.

Land at Tŷ Tangraig provides an opportunity to purchase an extensive block of upland grazing in a convenient location at Rhosygwalia near Bala.

The land amounts to 107.69 acres (43.60ha) and is sown to grass and is predominately of a hill type nature and is suited to grazing and mowing in part, with an access track leading from the highway up to the most southern/upland parcels of land. The land is within a ring fence and has a natural water supply.

The land also benefits from a sheep handling area located adjacent to the highway, the parcels of land nearest to the highway amounting to approximately 20 acres (8 ha) of a lowland nature and are suited to mowing and grazing.

Natural features include native trees, established hedgerows and historic drainage ditches which represent conservation value.

Basic Payment Entitlements may be available by separate negotiation.

Directions

From Bala proceed on the B3491 towards Llangynog for approximately 3 miles, the land is located on the right. Access is via the sheep handling area off the public highway, a stone access track leads through the land.





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Schedule		
OS Field No:	Hectare:	Acre:
2368	2.19	5.40
3375	0.38	0.93
4667	1.52	3.75
3471	0.53	1.30
2840	2.33	5.75
4537	2.79	6.89
3924	4.02	9.92
5508	9.36	23.11
3704	3.46	8.54
4674	9.12	22.52
3258	7.90	19.51
	43.60	107.69

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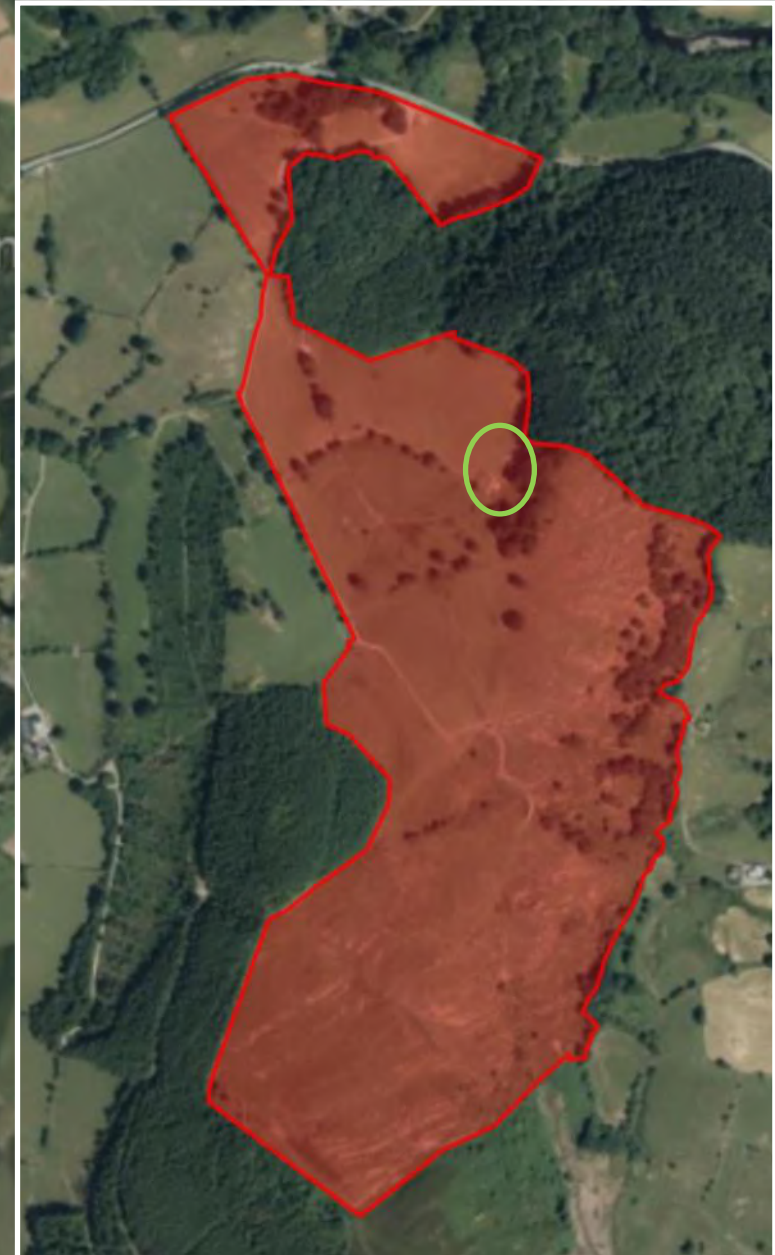
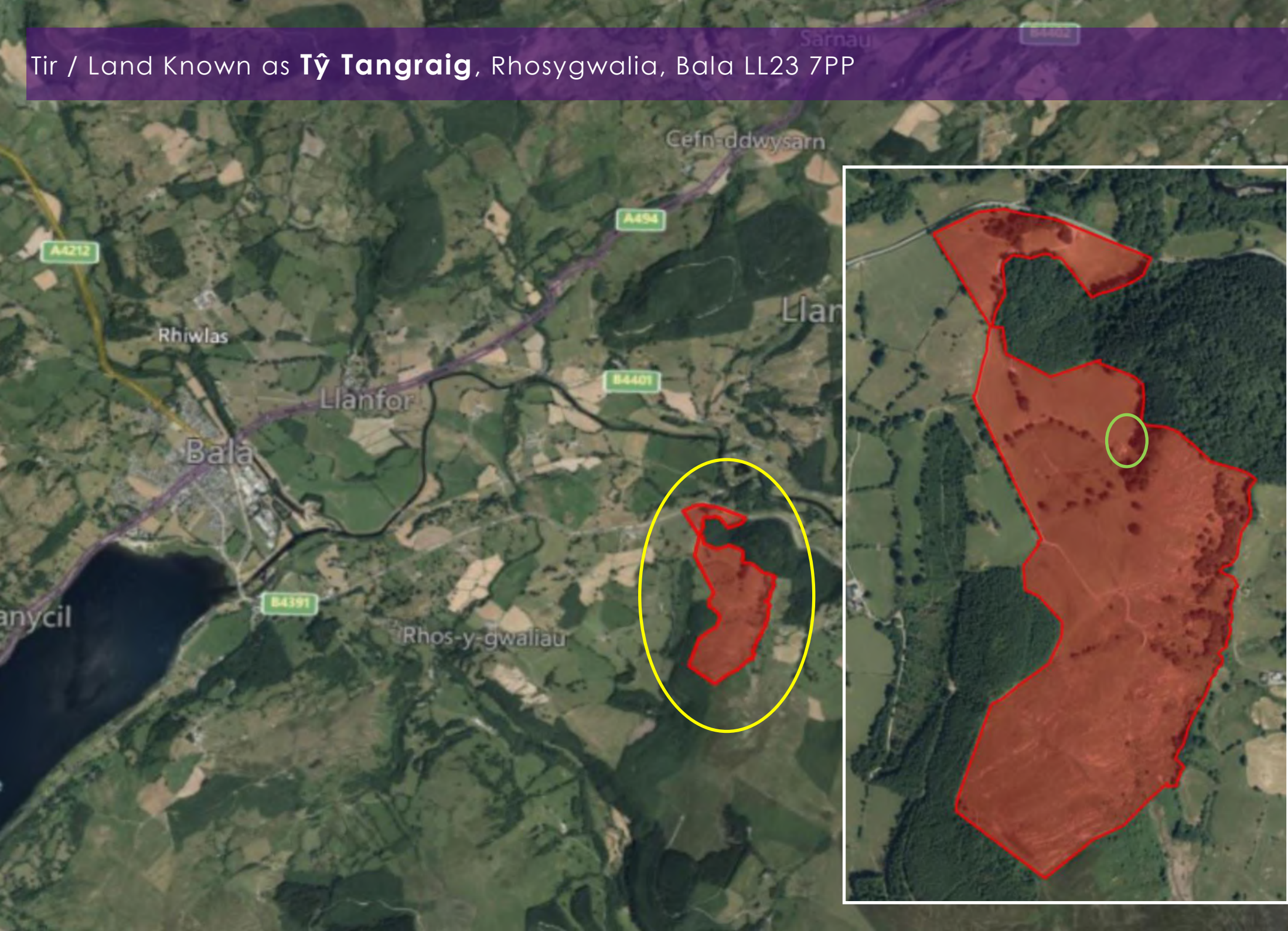


Adeilad Traddodiadol - Traditional Building

Coloured green on the plan overleaf is the traditional stone building situated on a elevated position overlooking Rhosygwalia, Bala and beyond with panoramic views.

The building is intact and is built of stone elevations under a corrugated roof with three access doorways to the front.

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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

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.*

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

Email: office@lwhproperty.com Tel: 01758 719 682 / 01766 530 828

Lloyd Williams & Hughes: Bryncir Auction Centre, Bryncir, LL51 9LX
27 Penlan Street, Pwllheli LL53 5DE