

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

Tir / Land near Llangybi, Llangybi, Gwynedd LL53 6TA

BY INFORMAL TENDER - OFFERS TO HAND BY 30th September 2021
- CYNIGION I LAW ERBYN 30fed Medi 2021

23.16 ac 9.37 ha

Price Guide £230,000

Tir / Land Formerly Part of **Tŷ Croes**, Llangybi, Gwynedd LL53 6TA

Y Tir - The Land

Mae tir Tŷ Croes Gynt yn cynnig cyfle i brynu bloc ansoddol o dir mewn lleoliad hwylus ger Llangybi.

Land formerly part of Tŷ Croes provides an opportunity to purchase a quality block of land in a convenient location near Llangybi.

Mae'r tir yn 23.16 acer (9.37 ha) ac wedi i hau i laswellt ac yn addas ar gyfer pori yn ogystal a silwair. Mae modd cael mynediad i'r tir o'r ffordd fawr ac mae yna gyflenwad dwr i'r tir.

The land amounts to 23.10 acres (9.35ha) and is sown to grass and is suited to both cropping and grazing. The land has access off the public highway and benefits from a mains water supply.

Directions

O Llangybi, gyrrwch tuag at ardal Llecheiddior, Bryncir a dilyn y ffordd am 1 milltir. Cymerwch y dde nesaf a dilyn y lon tuag at y Lon Goed, ar ôl chwarter milltir mae'r tir ar y dde ar y gornel.

From Llangybi head towards Llecheiddior, Bryncir and follow the highway for approximately 1 mile. Take the right hand turning towards Lon Goed, in a quarter of a mile the land is situated on the right.



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Schedule		
OS Field No:	Hectare:	Acre:
4824	2.974	7.348
3071	3.108	7.679
1759	1.791	4.425
0572	1.248	3.083
	9.376	23.158

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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