

Contact us to arrange a viewing.  
We are open from 9am to 5pm Monday to Friday, and 9am to 4pm Saturdays.

1-2 Market Buildings, Stanley Street, Holyhead  
Anglesey LL65 1HH

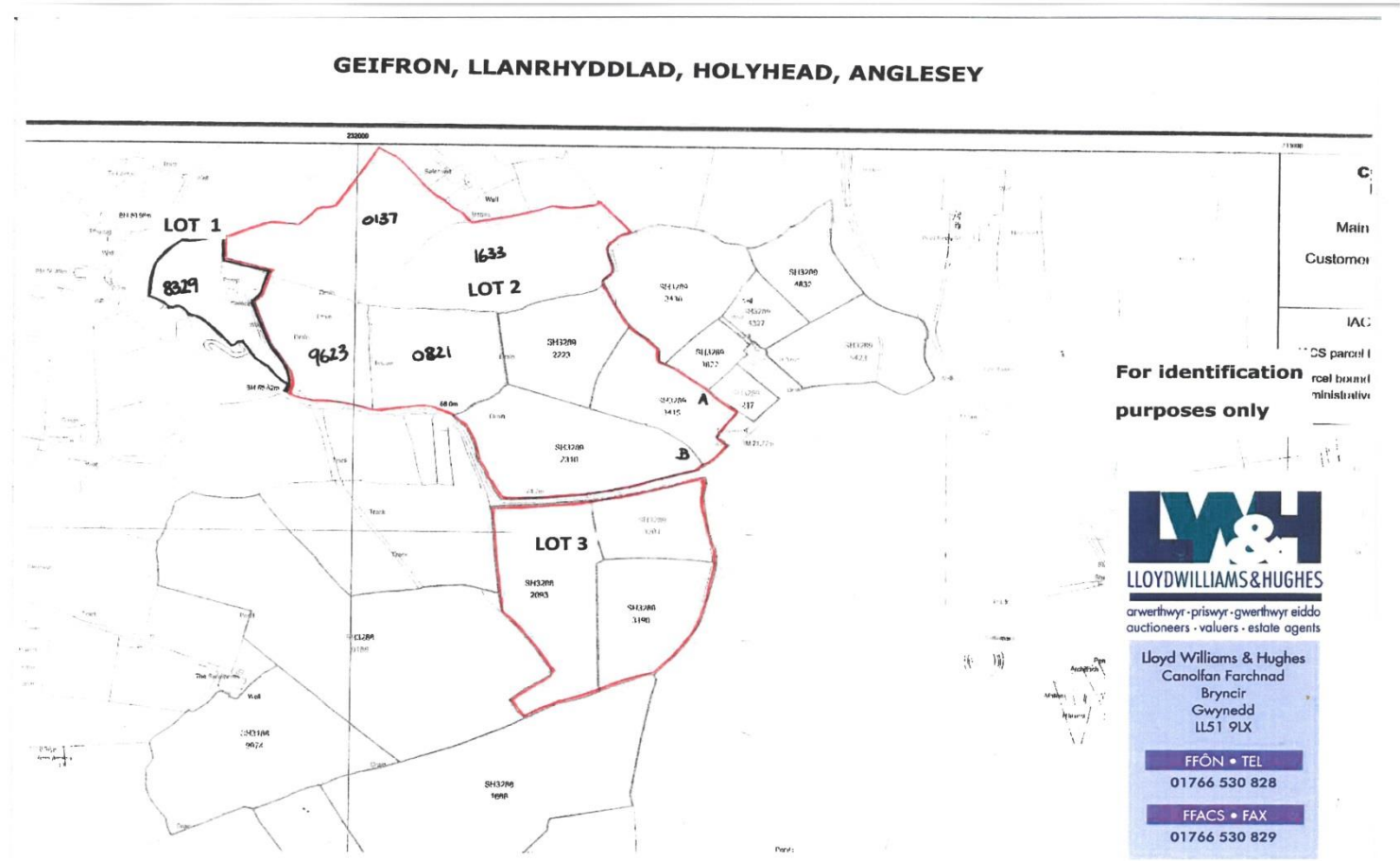
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Lloyd Williams  
& Hughes



WILLIAMS & GOODWIN  
THE PROPERTY PEOPLE



LAND & LOT PLAN - (Not to scale - for information purposes only)

**Directions:**  
From the A55 Turn into Valley and at the crossroads take the turning in the direction of Amlwch and Cemaes onto the A5025. Continue to through villages Llanfachraeth and Llanfaethlu. As you come into Llanrhyddlad go past the bus stop and take the next left turn. Follow this road for approximately 0.8 miles and the property access lane will be found on the right hand side. Note access to the site is currently on foot from the main road unless in a 4 x 4 vehicle.

Valley 8.2 miles    Cemaes Bay 5.8 miles    Church Bay Beach 1.6 miles

Council Tax Band: Unknown    Local Authority: Isle of Anglesey County Council    Tenure: Freehold

**General Information**  
Prior to making an appointment to view, we strongly recommend that you discuss any particular points which may be likely to affect your interest in the property with a member of staff in order that you do not make a wasted journey.

**Important Notice**  
Lloyd Williams & Hughes, Williams & Goodwin The Property People and their clients give notice that these particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract to the purchaser or any third party, and must not be relied upon as statements or representations of fact. Purchasers must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents. Any areas, floor plans, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive or current; no assumption should be made that any contents shown are included in the sale nor parts of the property that have not been photographed. Williams & Goodwin (TPP) have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

**Do you know of anyone in Gwynedd or Anglesey thinking of selling or letting? Ask them to contact us because we'd love to help!**

### Geifron Farm, Llanrhyddlad, Anglesey, LL65 4HY



- Unique Development Opportunity
- Available in Three Separate Lots
- Pleasant Rural Location
- EPC: N/A

To Be Sold In 3 Convenient Lots:  
Lot 1 – Derelict House and Farm Buildings set in 3.01 acres.  
Lot 2 - 31.83 acres of land.  
Lot 3 - 12.23 acres of land.  
Tenders to hand by 12 noon Thursday 20th June

Part of a network of around 800 offices in the UK. Offering Sales & Lettings in Agricultural, Commercial and Residential property by private treaty, tender and auction. Williams & Goodwin The Property People Ltd also trade as All Wales Auction and are members of The Property Ombudsman; RICS; NAEA; ARLA; ICBA & NAVA.

We also offer a building society agency for The Principality at our Holyhead & Llangefni offices.

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The property is well situated within the rural village of Llanrhyddlad, surrounded by the beautiful Anglesey countryside. Access to the A55 is approached via the A5025 and is approx 8 miles away with surrounding villages Llanfachraeth and Cemaes Bay (approx. 4.5 miles away) boasting with a range of shops and services that suit your everyday needs.

**ACCOMMODATION:**

**LOT 1 - GUIDE £180,000 DERELICT HOUSE AND FARM BUILDINGS**

Sitting within its own land and in a slightly elevated position enjoying views over the surrounding countryside this could be the perfect location for your home or potentially investment. In our opinion the property would be ideally suited for conversion of the outbuildings into residential accommodation, subject to the necessary consents

**Farm Buildings**

The traditional buildings are set in an L shaped formation with central yard.

**3 Bay Hay Barn** 44' 7" x 23' 0" (13.6m x 7m)  
Steel framed construction.

**Cattle / Sheep Loose Housing** 44' 7" x 25' 3" (13.6m x 7.7m)  
Timber framed building with corrugated roof

**Granary & Stable** 47' 11" x 15' 5" (14.6m x 4.7m)  
Comprising of Stable, Calving Box & Granary with loft above

**Open Fronted Cattle Shed** 57' 5" x 19' 0" (17.5m x 5.8m)  
Comprising of Cow Shed with 6 Ties & Calf Pens  
**Dairy**

**Pig Sty**

**Land**

Accompanying the farmhouse and buildings are approximately 3 acres of yard, road & land.

Schedule:			
SH	O.S. No	Ha	Ac
3189	8329	.80	1.98
3189	8728	.03	.07
3189	8830	.39	.96
		1.22 ha	3.01 ac

**Access**

The purchaser of the house and buildings has exclusive use of the access road.

**Lot 2 – LAND - Guide £160,000 - £200,000**  
Extending to 31.83 acres this block of land lies east of the house and yard and is contained in 7 enclosures. The land is a mixture of quality free draining type with wet areas next to the open ditches which traverse the land. All the land is presently down to permanent pasture and is serviced by both natural and mains water supply. Access to the land is off the public highway into O.S. No's 3416, 2310 and 0821.

Water troughs marked A & B will be disconnected within 6 months of completion and the purchaser to make their own arrangements. The supply to the other 3 water troughs nearest the yard will be fitted with a sub-meter since they are off the supply to the house and yard.

Land Schedule:			
SH	O.S. No	Ha	Ac
3189	9623	1.37	3.39
3288	0137	2.28	5.63
3289	0821	1.69	4.18
3289	1633	2.53	6.25
3289	2223	1.39	3.43
3289	2310	2.35	5.81
3289	3416	1.27	3.14
		12.88 ha	31.83 ac



**Lot 3 - LAND - Guide £80,000 - £100,000**  
Extending to 12.26 acres this parcel of land is now contained in 2 enclosures with O.S 3201 and 3190 having been amalgamated. All the land is down to permanent pasture and is well fenced with both enclosures having access off the public highway. The mains water supply which services the land at present will be severed 6 months after completion due to the supply being from a separate property

Land Schedule			
SH	O.S. No	Ha	Ac
3288	2093	2.31	5.71
3288	3190	1.57	3.88
3289	3201	1.08	2.67
		4.96 ha	12.26 ac

**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.

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

