

**FOR SALE BY INFORMAL TENDER**

**LAND AT  
PENSYFLOG FARM,  
PORTHMADOG,  
GWYNEDD,  
LL49 9PW.**



**TENDERS TO HAND BY MID DAY  
TUESDAY 25th JUNE 2019**

*Guide price £150,000 to £200,000*

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](http://www.lwhbryncir.co.uk)

E-BOST • EMAIL

[lwhbryncir@btconnect.com](mailto:lwhbryncir@btconnect.com)

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

**Directions:**

From Bryncir follow the A487 Porthmadog road. At Tremadog take the A498 towards Criccieth. After 500 yards access to the fields are on your left before the former Golf Driving Range.

**Description:**

The sale of Pensyflog farm land offers a rare opportunity to purchase land in the Porthmadog/Criccieth area.

The land has good access off the public highway and a hard standing service road traversing both O.S 6077 and 7972.

The land is laid out over 6 enclosures with a further .75 acre used as a holding and feeding area with rock outcrop.

The land is of a low lying nature and laid to permanent pasture.

Natural water services the land.

The land was last used for quad bike trekking with sheep grazing over the winter months.

	<i>Schedule</i>	
<i>O.S</i>	<i>HA</i>	<i>AC</i>
6077	2.65	6.54
7972	3.75	9.26
8447	1.76	4.34
9161	4.42	10.91
0861	.84	2.07
0751	.30	.74
9942	2.43	6.00
	<hr/>	<hr/>
	16.15HA	39.86 AC

**VENDOR'S SOLICITORS:**

I E Owen  
36 High Street  
Pwllheli  
Gwynedd  
Tel: 01758 613177

**LOCAL AUTHORITIES:**

Cyngor Gwynedd  
Swyddfa'r Cyngor  
Caernarfon  
Gwynedd

Welsh Assembly Agricultural Dept  
Penrallt  
Caernarfon  
LL55 1EP

Scottish Power  
Narrow Road  
Llandudno Junction  
Conwy

**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.

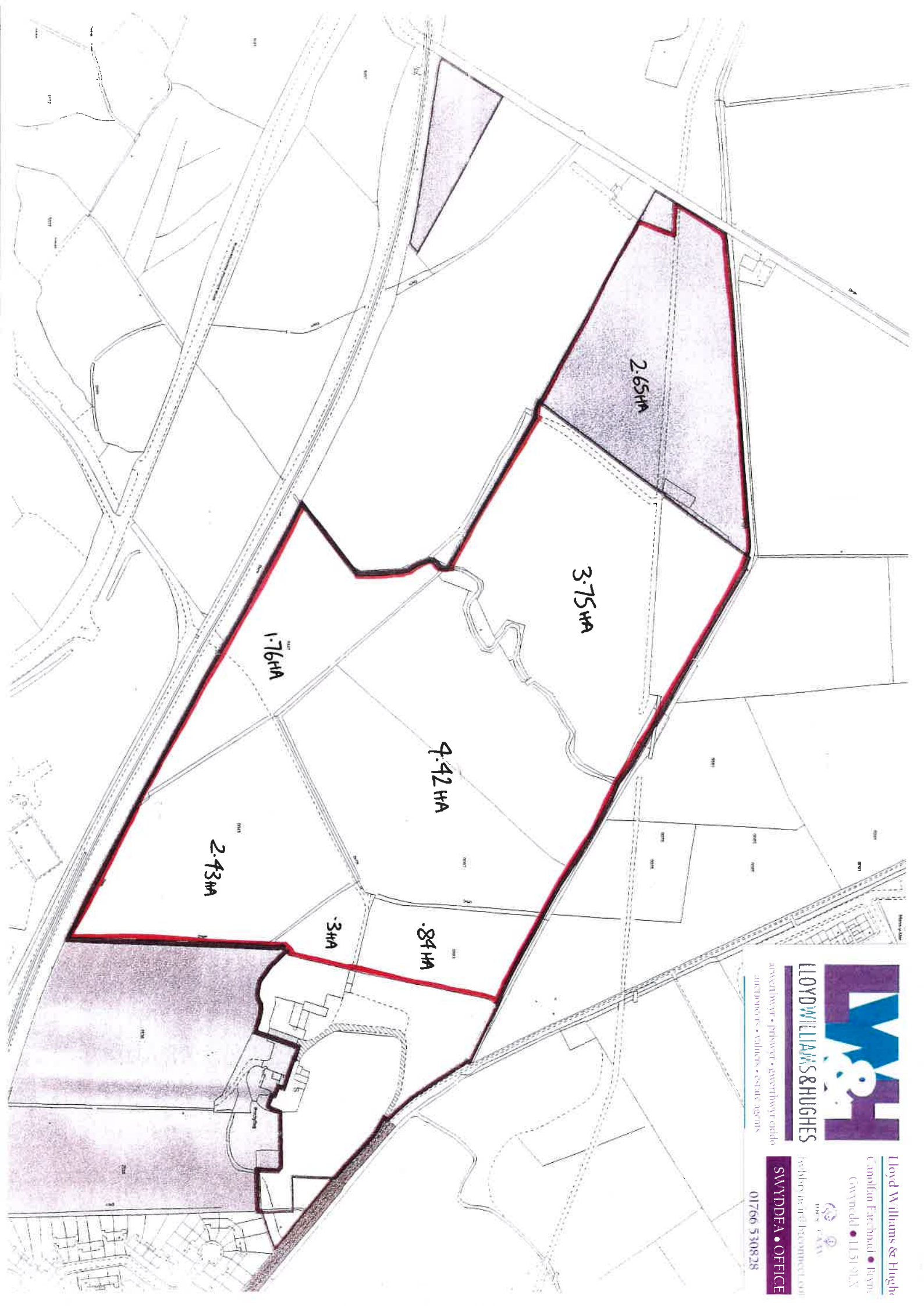
**VIEWING:**

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.*



**LLOYD WILLIAMS & HUGHES**

arweithwyr • plwyfwr • gwerthwyr oddio  
 architectonwyr • validwyr • estate agents

Lloyd Williams & Hugh  
 Cynolfan Farchnad • Bryn  
 Gwynedd • LL51 9LX

lwyd@lwhconnect.com  
 SWYDDFA • OFFICE

01766 530828

# LLOYD WILLIAMS & HUGHES

Canolfan Arwerthiant Bryncir Auction Centre

## TENDER FORM

**LAND AT  
PENSYFLOG FARM, PORTHMADOG, GWYNEDD  
LL49 9PW.**

Tender to be returned to Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX by no later than **12 noon on TUESDAY 25th JUNE 2019**

I hereby offer the noted sum below for the land at PENSYFLOG FARM, PORTHMADOG, GWYNEDD LL49 9PW.

-----(figures)

\_\_\_\_\_ (words)

Signed

\_\_\_\_\_

Name

\_\_\_\_\_

Address

\_\_\_\_\_

\_\_\_\_\_

Tel No:

\_\_\_\_\_

Mobile

\_\_\_\_\_