

FOR SALE BY INFORMAL TENDER

32.71 ACRES

**KNOWN AS
CEFN COED LAND
CHWILOG, PWLLHELI
GWYNEDD,**



- *Frontage onto B4354*
- *Quality land*
- *Convenient location*

**TENDERS TO HAND BY MID DAY
THURSDAY 10th September 2020**

Price Guide £200,000- £250,000

Lloyd Williams & Hughes
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Bryncir
Gwynedd
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Directions:

From the village of Chwilog look for the B4354 Criccieth Road.

Upon leaving the residential part look for a left turning signposted Cefn Coed & Lon Goed.

Follow the road before turning right onto Cefn Coed's road, upon which access to the land is in front of you.

Description:

Cefn Coed Land, Chwilog, pwillheli, Gwynedd.

Cefn Coed land extends to 32.71 acres approx.

The land has frontage onto the B4354 on the Southern boundary and on the historic Lon Goed to the Northern boundary.

The main access point onto the land is via the Lon Goed BUT an existing gateway exists in OS 1171 onto the B4354, which could be developed further subject to highway permission.

The land has been grazed by cattle and sheep for many years and is ripe for re seeding with the majority of the land capable of providing grazing and forage.

SCHEDULE

OS	1129	1.61AC
OS	1127	2.29AC
OS	1125	2.39AC
OS	1124	5.02AC
OS	1106	2.36AC
OS	1076	2.16AC

OS	1163	2.71AC
OS	1164	1.16AC
OS	1165	2.74AC
OS	1123	1.59AC
OS	1166	2.20AC
OS	1167	1.89AC
OS	1168	2.15AC
OS	1169	2.00AC
OS	1171	.44AC

32.71AC

VENDOR'S SOLICITORS:

Rachel Philips
Agri Advisor Solicitors
Glynton House
Henfaes Lane
Welshpool
Powys
SY21 7BE
Tel: 01938536405

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Assembly Agricultural Dept
Penrallt
Caernarfon
LL55 1EP

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:

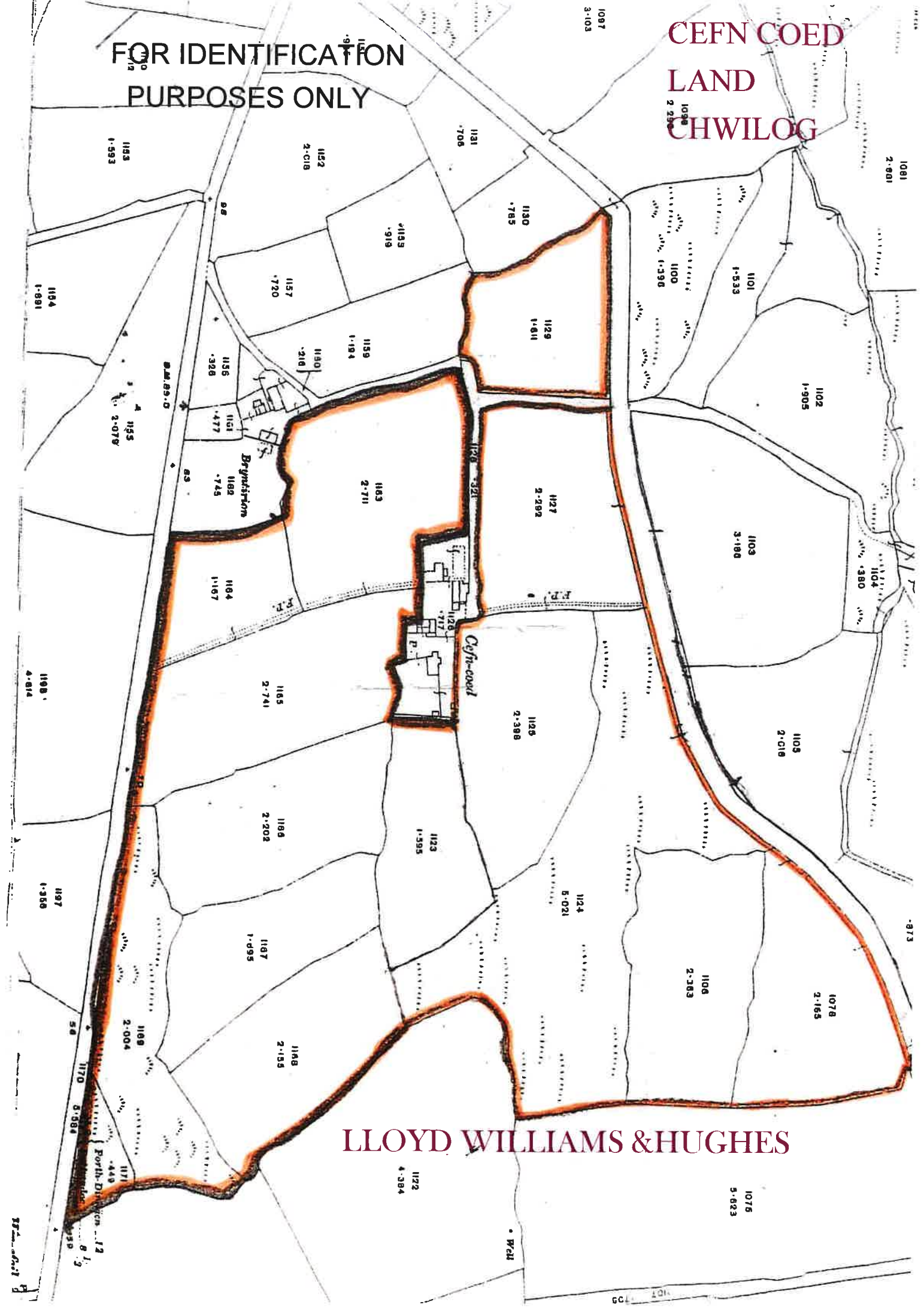
Lloyd Williams & Hughes and their clients give notice that:-

- 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.*

FOR IDENTIFICATION
PURPOSES ONLY

CEFN COED
LAND
CHWILOG

LLOYD WILLIAMS & HUGHES



LLOYD WILLIAMS & HUGHES

Canolfan Arwerthiant Bryncir Auction Centre

TENDER FORM

**FOR SALE BY INFORMAL TENDER
32.71 ACRES
KNOWN AS CEFN COED LAND
CHWILOG, PWLLHELI**

Tender to be returned to Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX by no later than **12 noon on THURSDAY 10th September 2020**

I offer the following amount for :- **32.71 Acres Cefn Coed Land**

-----(figures)

_____ (words)

Signed

Name

Address

Tel No:

_____ **Mobile** _____

Email:
