

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors



Tyddyn Perthi, Groeslon, Caernarfon LL54 7DP

5.43 Acer o Dir - 5.43 Acres of Land

For Sale by Informal Tender - Closing Date: 24/9/2020

5.43 acres of Land (Red)

A further 5.43 acres is available as an option to accompany Tyddyn Perthi or to be sold on a stand alone basis.

The land comprises of two fields suited to grazing and cropping.

Mains water is available in the road.

Schedule:

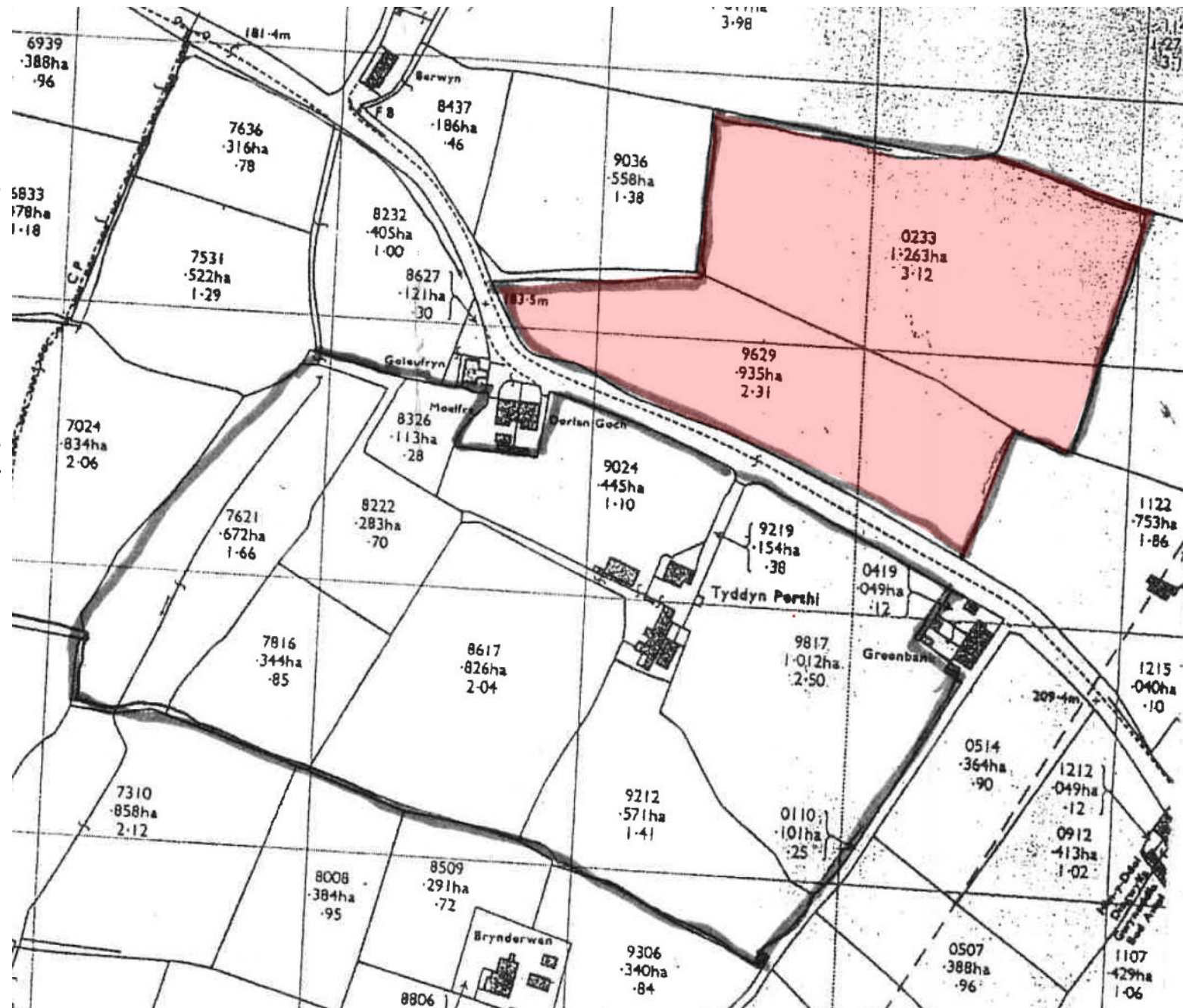
OS 0233	3.12 ac
OS 9629	2.31 ac
	5.43 ac

The remaining 10.92 accompanies the Farmhouse and Buildings in a separate lot as below:

Schedule:

OS 7621	1.66 ac
OS 8326	0.28 ac
OS 8222	0.70 ac
OS 7816	0.85 ac
OS 9024	1.10 ac
OS 8617	2.04 ac
OS 9212	1.41 ac
OS 9817	2.50 ac
OS 9219	0.38 ac (Yard & Road)
	10.92 ac

All the land is presently sown to pasture and is serviced by mains and natural water. The land is suited for grazing and cropping and is of a free draining nature.



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.*

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:

Strictly by appointment only

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: lwhbryncir@btconnect.co.uk Tel: 01766 530 828
Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX