

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

Tir **Cefn Llanfair** Rhydyclafdy, Pwllheli LL53 7PW
Land at **Cefn Llanfair** Rhydyclafdy, Pwllheli LL53 7PW

33.50 acer (13.56 ha) o Dir Amaethyddol
33.50 acres (13.56 ha) of Agricultural Land

BY INFORMAL TENDER - OFFERS TO HAND BY TUESDAY 23 MARCH 2021
- CYNNIGION I LAW ERBYN DYDD MAWRTH 23 2021

An aerial photograph of a large, green, grassy field. A red line is drawn across the field, starting from the left edge and curving towards the right. The field is divided into sections by low stone walls. In the background, there are trees and a small building. The sky is clear and blue.

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This sale offers the opportunity to purchase good quality grassland in the heart of the Llyn Peninsula.

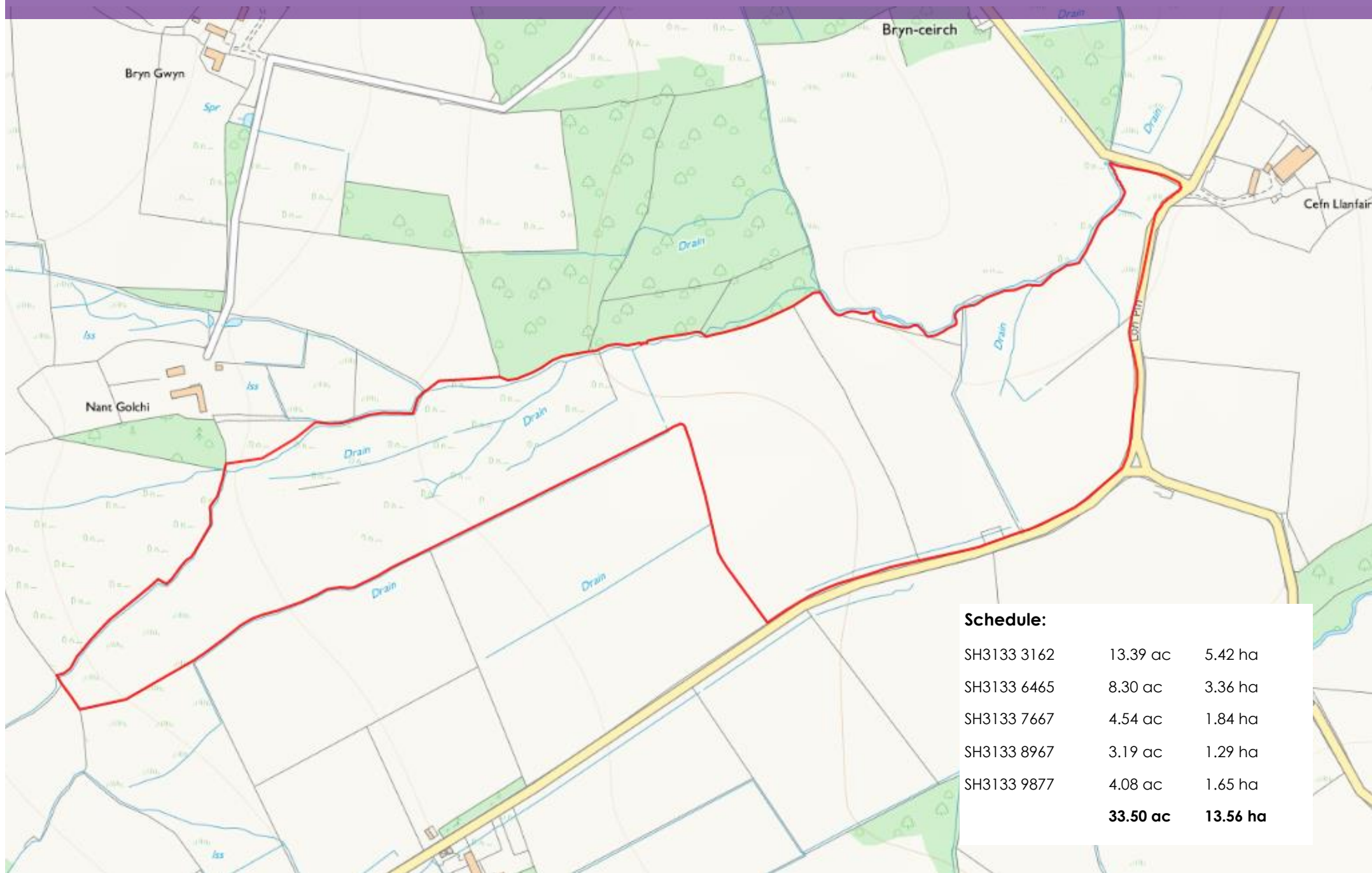
The land has undergone extensive drainage and improvement works in recent years. The land benefits from a livestock handling and yard area adjacent to the public highway.

The land is within a ring fence and has a natural water supply.

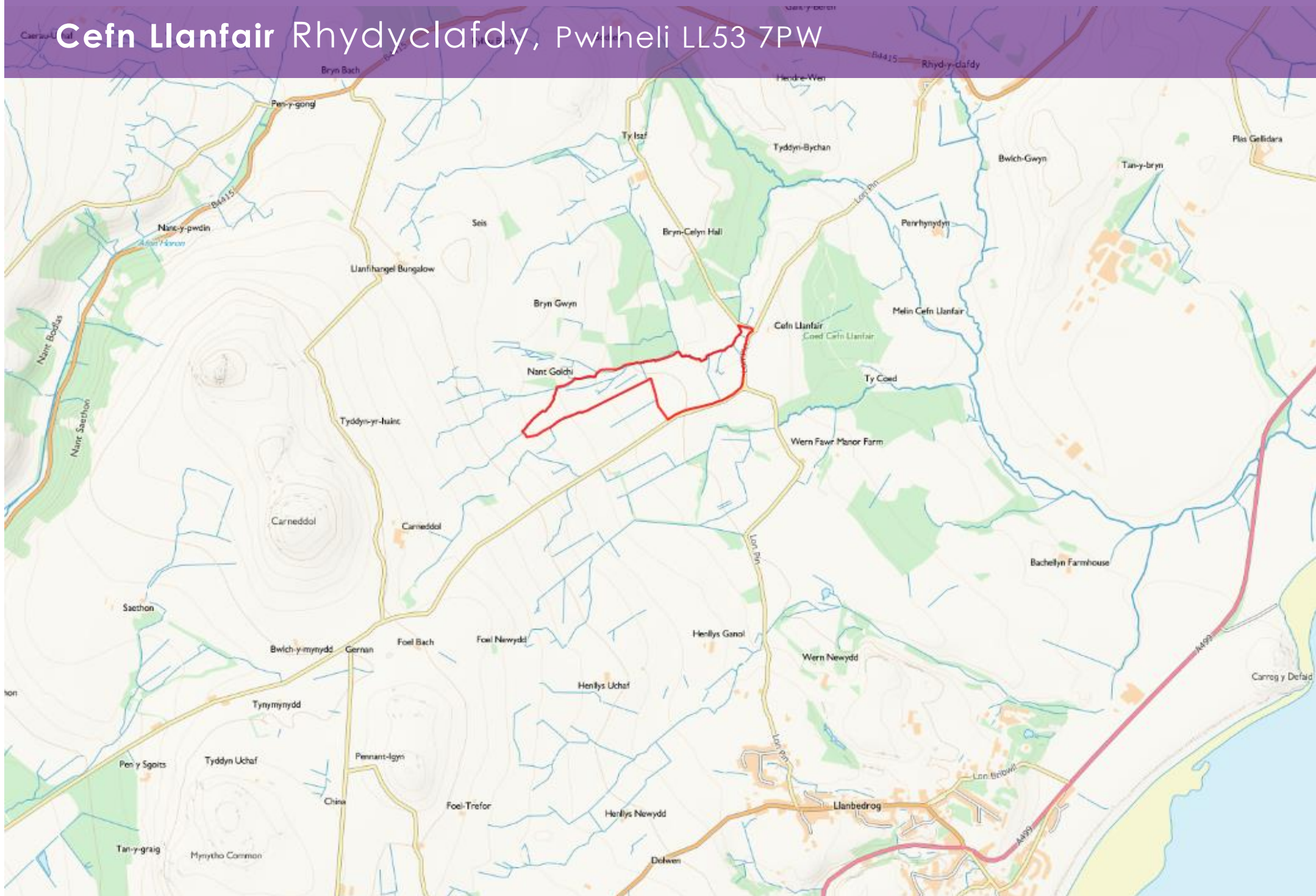
Directions

From Llanbedrog head towards Mynytho on the B4413 for approximately half a mile. Turn right onto Lon Pin and follow the road for 1.2 miles. At the island turn left towards Mynytho and is on your right.

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IMPORTANT NOTICE:

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

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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: office@lwhproperty.com Tel: 01766 530 828

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