

# Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

**Adeiladau Ty Isaf, Aberdaron, Pwllheli LL53 8LL**

**Range of Portal Frame Buildings and Stone Outbuildings**  
Offers in Excess of: £100,000



# Adeiladau Ty Isaf, Aberdaron, Pwllheli LL53 8LL



Clear Span Shed

Cubicle Shed

Milking Parlour

Hay Barn

Traditional Buildings

## Yn Cynnwys / Comprising:

1. Ty Gwair / Hay Barn
2. Sied / Shed
3. Sied 'Cubicle' Shed
4. Parlwr Godro / Milking Parlour
5. Adeiladau Traddodiadol / Traditional Buildings

Sawl pwrpas posib - yn amaethyddol neu ar gyfer datblygiad pellach yn amodool ar ganiatad

Suited to a variety of uses - agricultural and further development potential subject to consent



# Adeiladau Ty Isaf, Aberdaron, Pwllheli LL53 8LL

## Potensial - Potential

### Traditional Buildings

The traditional buildings are currently in disrepair however the stone and masonry is present and the site provides an extensive footprint for conversion.

Subject to relevant permission and consents, the buildings could be converted to residential or commercial use with the scope to create one large dwelling or divide into smaller units.

The buildings are located adjacent to the highway, providing convenient access with panoramic views towards Aberdaron. There is scope to reduce the density of the modern buildings to further enhance the stone buildings if desired.

### Portal Frame Buildings and Yard

The modern farm buildings provides an extensive footprint, suitable to a range of purposes. The buildings are currently used for winter cattle housing, with ample bedding and feeding areas in addition to the cubicle shed adjacent to the former dairy.

Subject to relevant permission and consents, the buildings have a range of potential uses including agricultural, storage, commercial units or development into residential units.



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## **Hay Barn 10m x 9.5m**

Block walling to 10ft with Yorkshire Boarding above.  
Timber frame covered with corrugated iron.

## **Shed 18.5m x 30.5m**

Steel Frame, Fibre Cement Corrugated Roof.  
Block Walling to 10ft with Fibre Cement Cladding Above.  
Concrete Base with Feed Passage.  
To Eastern Gable: Concrete Yard with Manure Handling Area.

## **Cubicle Shed 17.8m x 12.9m**

Timber Frame covered with corrugated iron and box profile.

## **Milking Parlour/Dairy 4.1m x 4.64m 4.6m x 3.69m**

Brick/Rendered Walls with partial corrugated roofing.

## **Traditional Buildings 6.9m x 7.95m approx. 5m x 9.7m approx. 3.75m x 9.5m approx.**

Stone built buildings.

## **Services**

No Electricity onsite.

No Mains Water onsite—Mains supply located on retained land for which an easement will be provided.



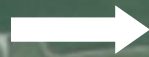


# Adeiladau Ty Isaf

Aberdaron, Pwllheli LL53 8LL

## Directions:

From Aberdaron (A), head West past Fferm Bodernabwy for approximately 1 mile. At the crossroads turn right past Fferm Gwythrian for approximately 1 mile. At the left hand turn take the right hand lane East towards Rhoshirwaun. Ty Isaf is located on the Right.



A

Aberdaron



Local Authority:  
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

Planning Department/ Adran Cynllunio  
Cyngor Gwynedd Council  
Ffordd y Cob  
Pwllheli  
LL53 5AA

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#### VIEWING:

Strictly by appointment only

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**Lloyd Williams & Hughes:** Bryncir Auction Centre, Bryncir, LL51 9LX  
27 Penlan Street, Pwllheli LL53 5DE