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 amodol ar ganiatad

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

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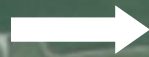No Mains Water onsite—Mains supply located on retained land for which an easement will be provided.

Plan for illustrative
Purposes Only

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

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