



Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

1.59 Erw o Dir / 1.59 Acres of Land

Tir / Land off the road between Bontnewydd to Rhostryfan

Caernarfon, LL54 7PW

£20,000

For Sale by Informal Tender - 23rd May 2024

www.lwhproperty.com



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Cyfle prin i brynu 1.59 erw mewn lleoliad cyfleus gyda mynediad i'r ffordd fawr ar y ffordd rhwng Bontnewydd a Rhostryfan.

Opportunity to purchase a 1.59 acre paddock with road frontage in a convenient location between Bontnewydd and Rhostryfan.

1.59 Erw o dir / 1.59 acres of land offered for sale by Informal Tender, tenders to hand by 12 noon on Thursday 23rd May 2024.

Guide Price: £20,000

The land is down to permanent pasture and is contained within one ring-fence, historically the land has been used for grazing . Two gateways service the land with the Southern access is off a large lay-by.

The land is located 3 miles from Caernarfon, 1 mile from Bontnewydd and 0.5 miles from Rhostryfan.



Method of Sale

The land is being sold by Informal Tender, offers must be submitted using the tender form available and is to be returned by 12 noon to the office on the tender date.

Directions

From Caernarfon head to Bontnewydd in the direction of Dinas. Turn left onto Ffrwd Cae Du and follow the carriageway towards Rhostryfan for 1 mile and the land is located on the left hand side adjacent to a layby.

Services

Natural water supply, no mains services via the spring located at the Southern end of the land.

Planning

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Basic Payment Scheme

No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.

Viewing

By prior notification to the Agents

Tenure

We are advised that the property is freehold.

Lloyd Williams & Hughes and their clients give notice that:- 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. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.