



Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Tir / 10.95 Acres of Land  
Land adjacent to Bryn Eithin  
Garndolbenmaen, LL51 9UQ

offers in the region of

£20,000 to £30,000

For Sale by Informal Tender 16.11.2023

[www.lwhproperty.com](http://www.lwhproperty.com)





## Land adjacent to Bryn Eithin, Garndolbenmaen, LL51 9UQ

Land adjacent to Bryn Eithin, Garndolbenmaen LL51 9UQ - For Sale by Informal Tender, tenders to hand by 12 noon on 16th November 2023.

Extending to 10.95 acres (4.43 hectares) Land adjacent to Bryn Eithin represents a unique opportunity to acquire land for grazing or conservation purposes on the fringe of Cwm Pennant.

Mae'r tir yn mesur 10.95 erw (4.43 hectar) ac yn gyfle unigryw i brynu tir ar gyfer pori neu gadwraeth ar gyrrion Cwm Pennant yng Ngarndolbenmaen.

The land has access via the lane to Bryn Eithin from the public highway. Access to the land is restrictive for vehicles. Natural water is available. The land is bound by traditional stone walls and has tremendous conservation value with stone outcrops and further natural capital potential.

**Directions:** From Garndolbenmaen, follow the single-track lane leading past the village hall car park in the Centre of Garndolbenmaen for 0.5 miles. Bare right and follow the road to its terminus before following the gravel driveway up to Bryn Eithin. Before arriving at Bryn Eithin, a gate is located on the left-hand side with a right of way from leading from the gateway, through the neighbouring field to the land.



## Notices

### 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:** Please contact the office to book your viewing.

**Method of Sale:** Informal Tender, tenders to hand by 12 noon on 9th November 2023. Any tender must be completed using the tender form which is available from our office or via email.

**Lloyd Williams & Hughes and their clients give notice that:-** They do not have the 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. It should not be assumed that the property has all necessary planning, building regulations or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

