

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Land with Barn and Stone Ruin as a whole or in two lots
Land at Buarth Uchaf, Lon Y Buarth, Y Fron
Caernarfon, LL547RB

For Sale By Informal Tender - 2nd May 2024

As a Whole: **£30,000**

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Tir / Land at Buarth Uchaf, Caernarfon, LL547RB

Land at Buarth Uchaf, Bwlchyllyn, Y Fron LL54 7RB as a whole or in two lots - For Sale by Informal Tender, tenders to hand by 12 noon on Thursday 2nd May 2024.

Lot 1 - 1.01 Acres, Barn and Stone Ruin - Guide Price: £20,000

Lot 2 - 1.19 Acres - Guide Price: £10,000

The Whole - Guide Price: £30,000

Extending to 2.2 acres (0.9 hectares) as a whole, or in two lots - Lot 1 extending to 1.01 acres and Lot 2 extending to 1.19 acres. A unique opportunity to purchase land with a small barn and ruin in the uplands with good road frontage and access.

Mae'r tir yn mesur 2.2 erw (0.9 hectar) yn gyfan neu mewn dwy lot - Mae Lot 1 yn ymestyn i 1.01 erw ac Lot 2 yn ymestyn i 1.19 erw. Prin daw tir o'r math yma ar werth yn yr ardal hon gyda mynediad hwylus o'r brif ffordd.

The land has convenient access off the public highway with both lots straddling each side of Lon Y Buarth approximately 2.5 miles from the A487 Porthmadog to Caernarfon road at Groeslon.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

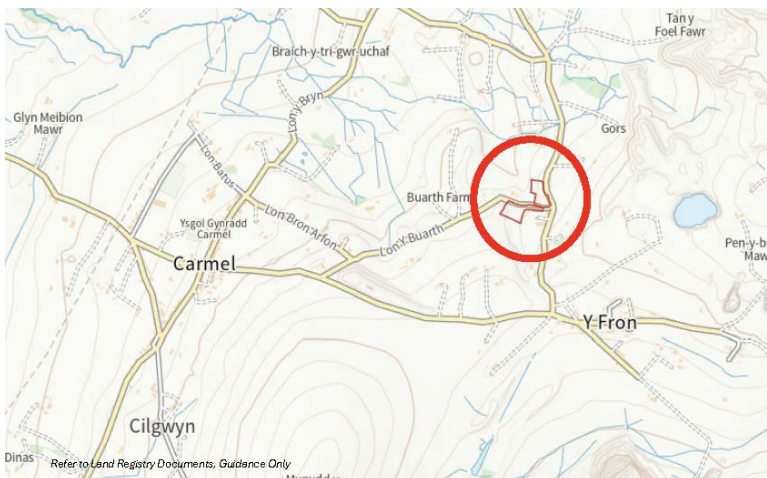
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to

check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. 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 regulation or other consents



Lot 1 - 1.01 Acres, Barn and Stone Ruin

Upland-type land comprising a stone ruin and barn with access to the public highway. The land is sloping in nature and has far-reaching views of the coastline towards Anglesey and the surrounding countryside.

Far-reaching views towards Caernarfon Bay and Anglesey Beyond.

A line search undertaken by the vendor reveals that both water and electricity services are nearby. Purchasers should satisfy themselves in respect to obtaining services to the land if this is desired.

Lot 2 - 1.19 Acres

A block of undulating upland grazing land, with the land sloping to a central valley where the gateway leads from the public highway. A small strip of land has been planted with trees for amenity purposes.

The land has been fenced for livestock and is bound by stone walls. Natural Water serves lot 2. The land is suited to grazing or may be suitable for amenity, woodland, or conservation purposes.

Directions:

From Penygroes head past Ysgol Dyffryn Nantlle School following Kings Road for 2 miles to the village of Carmel. At the crossroads in Carmel turn right and follow the road for 0.2 miles before turning right onto Brynhyfyd Terrace. Follow the single-track road for half a mile, Lot 2 is located on the right-hand side, and Lot 1 is on the left at the junction for Tai Newyddion Road.

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 2nd May 2024. 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.

