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Land and Property

Lloyd Williams & Hughes

Bryn Hafod, Capel Uchaf, Clynnog Fawr, Gwynedd LL54 5DH

Fferm 126.57 erw - 126.57 Acre Farm with Farmhouse, Yard and Buildings

Guide Price: £1,300,000 offered for sale by informal tender - 20th October 2022.

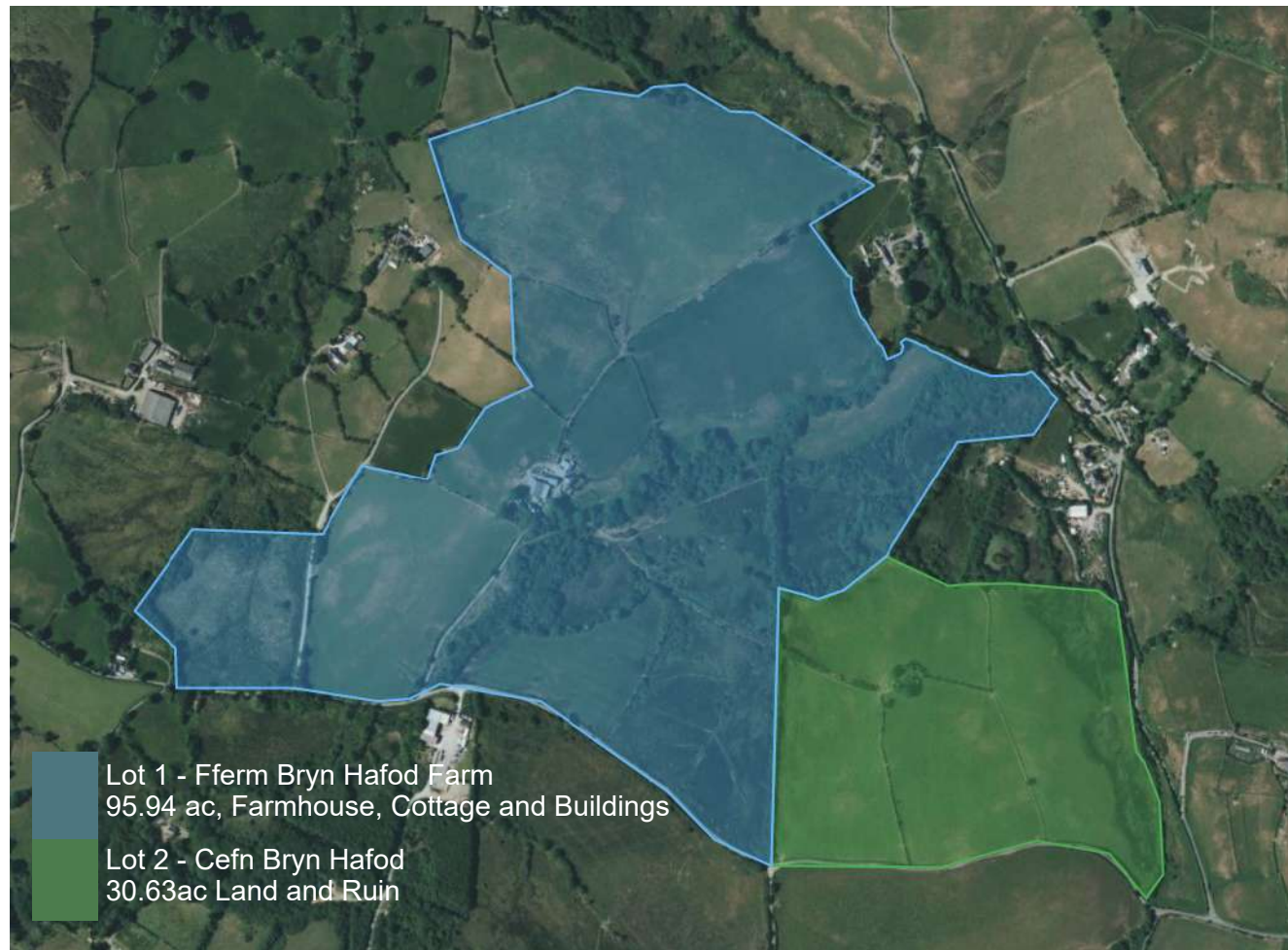


Cyfle prin i fod yn berchen ar fferm 127 erw ynghyd a ty 4 llofft, bwthyn 1 llofft ac ystod eang o adeiladau fferm. Mae'r fferm wedi ei leoli yn Capel Uchaf, 2 filltir o Clynnog Fawr.

Mae Bryn Hafod yn fferm sydd yn cynnig amrywiaeth eang o dirwedd gyda potensial garw i ddatblygu a moderneiddo yr eiddo.

Rare opportunity to acquire a 127 acre farm in one convenient block in the uplands of Capel Uchaf. The property includes two substantial blocks of land, 4 bedroom farmhouse, 1 bedroom cottage along with range of farm buildings.

Bryn Hafod is located 2 miles from Clynnog Fawr.



After being within the same family for generations, the decision has been made to offer Bryn Hafod to the open market.

For Sale by Informal Tender as a whole or in two lots due by 12 noon on 20th October 2022:

Lot 1 - Fferm Bryn Hafod Farm

95.94 ac, Farmhouse, Cottage and Buildings

- 95.94 acres of mixed quality land ranging from quality grazing/forage land to wooded valleys and slopes. The farm is best suited to livestock production.
- Substantial 4 Bedroom Farmhouse with tremendous scope and potential with uninterrupted views.
- 1 Bedroom Cottage attached to main Farmhouse presently let as holiday accommodation.
- Range of traditional stone outbuildings presently used as livestock housing and storage.
- Large hay barn and various buildings used for livestock housing and storage of machinery.

Lot 2 - Cefn Bryn Hafod

30.63 ac Land and Ruin

- 30.63 acres of quality grazing land with access direct off the public highway.
- Stone ruin located centrally within the block of land.



Bryn Hafod, Capel Uchaf, LL54 5DH

Bryn Hafod is a traditional Welsh Farmhouse located adjacent to the main farmyard close to the traditional farm buildings and adjoining annexe.

The layout of the property is practical for family living with rooms benefiting from generous proportions.

Constructed of stone under slate roof, Bryn Hafod comprises of:

Entrance Porch 1.89m x 2.16m

Leading from concrete courtyard.

Hallway 2.48m (max) x 5.69m

Staircase to 1st Floor

Reception Room 3.79m x 4.25m

Fireplace containing oil range.

Study 2.65m x 3.10m

Door to Garden.

Living Room 3.57m x 3.72m

Fireplace.

Shower Room 1.49m x 3.77m

WC and Shower

Kitchen 3.58m x 3.59m

Fitted Kitchen with Electric Appliances

Hallway 2.52m (max) x 4.53m

Storage Cupboard

Bedroom (West) 3.61m x 3.62m

Bedroom (Middle) 2.62m x 3.07m

Bedroom (East) 3.61m x 3.64m

Bedroom (South) 3.77m x 3.83m

Bathroom 2.03m x 3.79m

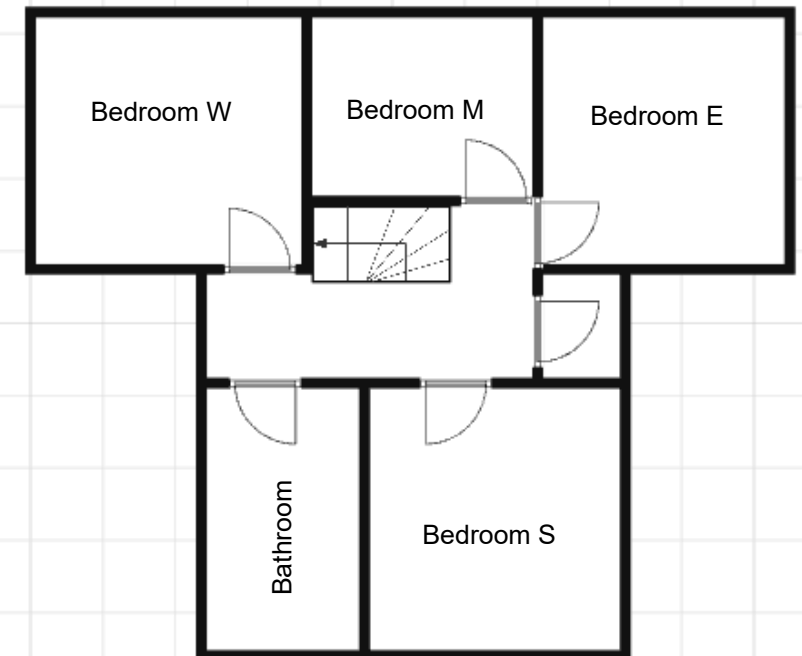
Full suite.

UPVC Double Glazing

Oil CH & Private Drainage

EPC: TBC

Council Tax: E



Annexe Bryn Hafod, Capel Uchaf, LL54 5DH

Attached to the main farmhouse, the annexe provides additional self-contained accommodation and is presently used as a holiday let.

Excellent position with uninterrupted views of surrounding countryside.

Designated parking space opposite main farmyard.

Constructed of stone under partial slate and felt roof, the annexe comprises of:

Kitchen 3.66m x 5.13m

Fitted Kitchen with Electric Appliances

Bedroom 2.96m x 3.68m

Reception Room 3.99m x 5.69m

Steps leading down from kitchen.

Hallway 1.46m x 1.52m

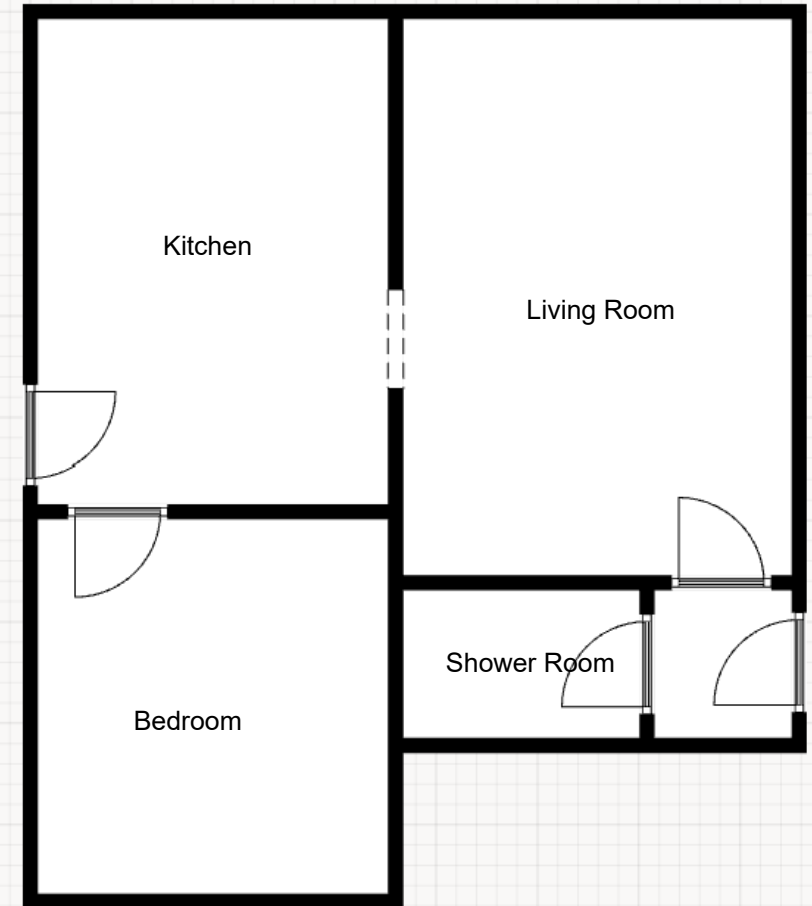
Door to outside decked area.

Shower Room 1.49m x 3.77m

WC and Shower

UPVC Double Glazing

Electric Heating and Appliances on own supply.



Bryn Hafod Farm Buildings, LL54 5DH

Bryn Hafod consists of a variety of buildings.

- 1. Garage/Workshop 6.5m x 9.5m**
Tin clad under timber frame, double doors.
- 2. Storage Barn 4.0m x 9.5m**
Tin clad under timber frame.
- 3. Granary with Loft 7.5m x 8m**
Stone under Fibre Sheet, Stable Door.
- 4. Cattle Housing 5m x 7m**
Stone under Fibre Sheet, Feed Barrier.
- 5. Former Dairy 2.7m x 3.5m**
Block under Fibre Sheet, Window, Loading Bay
- 6. Livestock Housing/Pen 5.0m x 16m**
Stone under Fibre Sheet. Large Door at Gable.
- 7. Cattle Housing 6.7m x 11.5m**
Brick under Box Profile Sheet. Gate/Feed Barrier.
- 8. Hay Barn 5.5m x 15m**
Tin clad under timer Frame, open span.
- 9. Lean to Sheep Housing 3.5m x 10.5m**
Tin clad under timer Frame
- 10. Lean to Sheep Housing 12.5m x 15m**
Tin clad under timer Frame
- 11. Stone Barn 6.5m x 13m**
Stone under slate roof buildings, part in ruin state. Large footprint ripe for development or conversion.



Bryn Hafod Land, LL54 5DH

Divided in two lots, mains and natural water serves the land.

Lot 1 Land at Bryn Hafod Farm

Extending to 95.94 acres, consisting of quality grazing land, wetland and wooded areas along the valley leading to Tai'n Lon.

The furthestmost parcels North of the main yard are gently sloping with the majority of the land suited to grazing and forage production.

Lot 2 Land at Cefn Bryn Hafod

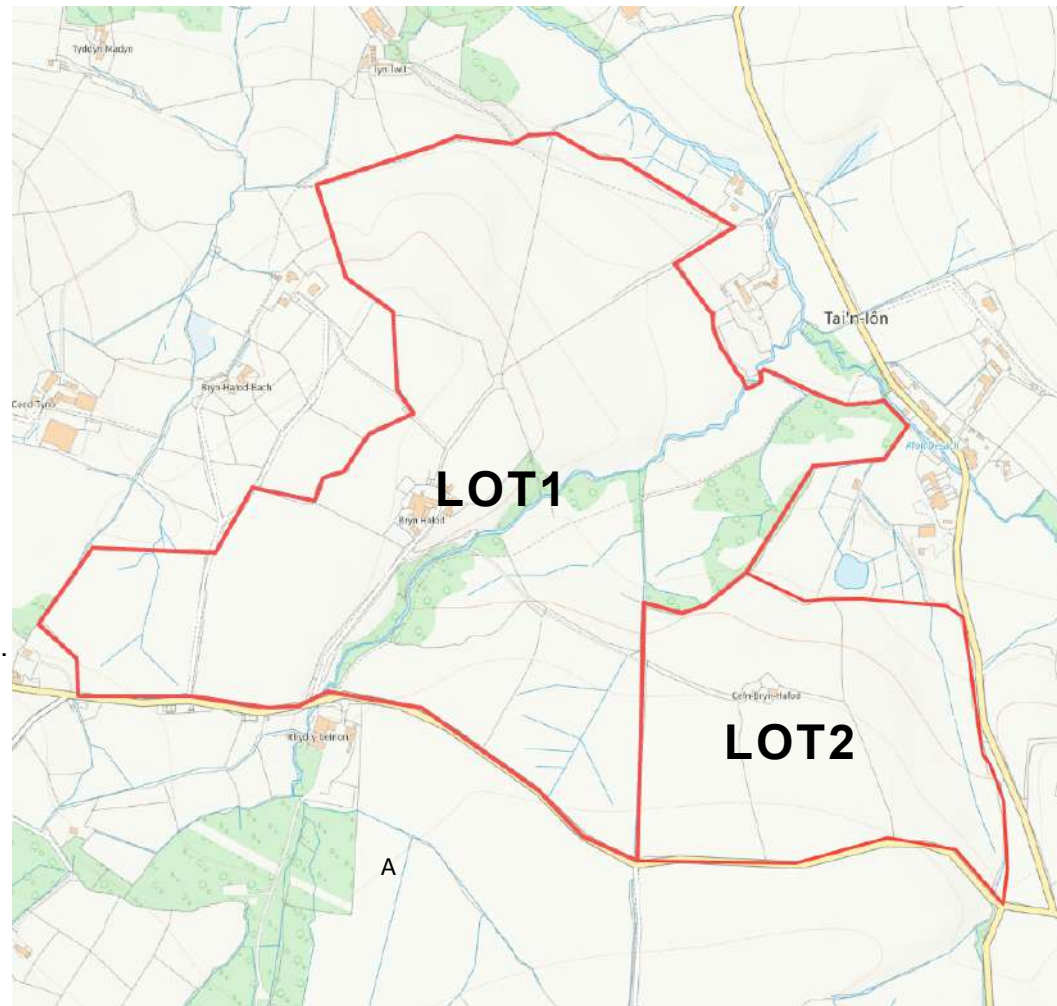
Extending to 30.63 acres, consisting of high quality grazing land with excellent access direct off the public highway.

The land is suited to grazing and forage production and all is within one convenient block.

Ruin at Cefn Bryn Hafod

With a footprint of 420m2 approx., the ruin at Cefn Bryn Hafod represents an exciting restoration or development project.

The ruin situated centrally within Cefn Bryn Hafod has uninterrupted views of the surrounding countryside and coastline beyond.



Field No.	HA	AC
LOT1	(95.94)	1(38.82)
4181	2.73	6.74
5983	4.11	10.15
7198	1.23	3.03
7493 (Yard)	0.63	1.55
7809	1.20	2.96
7926	4.84	11.95
9525	3.42	8.44
9908	4.52	11.16
1202	1.14	2.81
1494	3.47	8.57
9489	2.62	6.47
8393	0.61	1.50
8201	0.89	2.19
7588	0.16	0.39
6778	0.54	1.33
8083	1.36	3.35
7973	1.93	4.76
9469	3.48	8.59
LOT2	(30.63)	(12.39)
1578	2.46	6.07
1672	0.17	0.41
0681	2.64	6.52
2162	2.83	6.99
3569	3.43	8.47
3577	0.47	1.16
058	0.41	1.01
TOTAL	126.57	51.22



IMPORTANT NOTICE:

Lloyd Williams & Hughes and their clients give notice that:-

1. *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*
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Method of Sale

The land is offered for sale by Informal tender.

Boundaries

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendor's Agents are responsible for defining the boundaries or ownership thereof.

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.

Viewing

Strictly by appointment only.

Tenure

We are advised that the land is Freehold with vacant possession on completion.

Directions

From Clynnog Fawr take the right hand turning adjacent to the former Beuno hotel onto Llys Eben. In 200 yards take the right hand turning beside the community centre towards Capel Uchaf for 1.5 miles. Following passing the cemetery, the property is located on the left opposite neighbouring yard and buildings.



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