

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

28.94 Erw / 28.94 Acres of Land
Tir Glanrhyd Land, Ceidio
Pwllheli, LL53 6YJ

For Sale By Informal Tender - 30th April 2024

£300,000

www.lwhproperty.com

Refer to Title Plan



Tir Glanrhyd Land, Ceidio, Pwllheli, Gwynedd LL53 6YJ

Cyfle prin i brynu bloc safonol o dir mewn lleoliad cyfleus yn Ceidio.

Rare opportunity to purchase quality land suited to mowing and cropping conveniently situated in Ceidio.

The land extends to 28.94 acres in total divided to 2 main enclosures.

The land is offered for sale by Informal Tender, tenders to hand by 12 noon on Tuesday 30th April 2024

Price Guide: £300,000

Glanrhyd land is suited to many uses, the land has been used in recent years for grazing of sheep and silage production.

The land has good road frontage and access off the Dinas to Bryncynan Road. The land is presently set up to be grazed in 2 parcels with natural water available in field 6377



Schedule of Acreage:

OS7780	4.75ha	11.74ac
OS6377	6.96ha	17.20ac

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 Pwllheli follow the A497 towards Nefyn for 5 miles, at the Bryncynan roundabout take the 1st exit and follow the road for 1 mile, the land is located on the right hand side opposite a row of terraced properties.

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.