

Tir ac Eiddo LWH Land and Property CYF
27 Penlan Street
Pwllheli
Gwynedd
LL53 5DE



23 May 2024

Tyn-Llannor Fawr, Rhosfawr, Pwllheli, Gwynedd, LL53 6YF

Diolch am fynegi diddordeb yn Tyn-Llannor Fawr, gweler isod amcan brisiau'r eiddo yn gyfan, neu mewn tair lot fel y disgrifir o fewn y manylion.

Tyn-Llannor Fawr yn Gyfan 83.02 erw	£1,125,000
Lot 1 – Tŷ Fferm, Adeiladau a 2.78 erw	£525,000
Lot 2 - Tir i'r Gorllewin o Tyn-Llannor Fawr 22.09 erw	£200,000
Lot 3 – Tir i'r De o Tyn-Llannor Fawr 58.15 erw	£400,000

Thank you for expressing interest in Tyn-Llannor Fawr, see below the guide prices of the property as a whole, or in three lots as described within the sale particulars.

Tyn-Llannor Fawr as a whole 83.02 acres	£1,125,000
Lot 1 – Farmhouse, Buildings and 2.78 acres	£525,000
Lot 2 – Land West of Tyn-Llannor Fawr 22.09 acres	£200,000
Lot 3 – Land South of Tyn-Llannor Fawr 58.15 acres	£400,000

Os ydych angen unrhyw wybodaeth, neu i drefnu ymweliad, mae croeso i chi gysylltu â ni.
If you require any further information, or to arrange a viewing please do not hesitate to contact us.

LWH

Field Numbers:

Lot 1 – Farmhouse, Farm Buildings and Paddock

Schedule OS 4702 **2.03 acres**

*The total area including the house, yard and buildings amounts to **2.78 acres**.*

Lot 2 – 22.09 acres West of the Farmhouse

Schedule	OS	3697	6.13 acres
	OS	2789	4.47 acres
	OS	1883	6.40 acres
	OS	0377	<u>5.09 acres</u>
			22.09 acres

Lot 3 – 58.15 acres South of the Farmhouse

Schedule	OS	6801	5.93 acres
	OS	7893	5.44 acres
	OS	6687	4.15 acres
	OS	5185	5.67 acres
	OS	6975	6.15 acres
	OS	7866	6.03 acres
	OS	8558	3.06 acres
	OS	7446	3.51 acres
	OS	6953	1.85 acres
	OS	6063	6.20 acres
	OS	4668	4.10 acres
	OS	4379	3.68 acres
	OS	2973	2.03 acres
	OS	3988	<u>0.35 acres</u>
			58.15 acres