

FOR SALE BY PUBLIC AUCTION
TYN COED FARM,
MORFA NEFYN,
PWLLHELI,
GWYNEDD,
LL53 8UW



Tyn Coed Farm is to be sold with 11.91 acres of prime agricultural land and range of traditional and modern buildings. In addition you have a further **7 lots** of land ranging from **.81AC** to **8.50AC** located nearby

Public Auction to be held on
THURSDAY 31st AUGUST 2017
at 7.00 p.m.
At NEFYN GOLF CLUB
LL53 6DA
(Unless previously sold)

General Description:

Tyn Coed is a 40.73 acre holding which has been split into 8 convenient lots for auction purposes.

The farm was owned by the late Mr Richard Hughes and the farm was renowned locally for producing high quality stock and produce.

The farm was originally run as a dairy unit but in recent times was used to produce beef and sheep.

The majority of the land is of a free draining nature and capable of producing grass all year.

The farm house has not been occupied for some 30 years and is therefore ripe for renovation and has the benefit of stone outbuildings adjoining onto the house.

Tyn Coed's location provides you with peace and tranquillity and village amenities within 500m.

Morfa Nefyn is also famous for its coastline and beaches and an 18 hole golf course and the popular Ty Coch and Cliffs Inns, making it a popular holiday destination.

Bidding by Auction:

It is strongly recommended that you inspect the "Purchaser pack" prior to Auction and take the necessary professional advice.

Purchasing through Auction is a legally binding contract upon the fall of the hammer therefore finance must be in place prior to the Auction with 10% deposit of the sale price payable on the day and the balance within 28 days.

Purchaser packs will be available at the offices of both

Solicitors: Bryn Martin, Martin & Associates, 33 High Street, Pwllheli. Tel: 01758 612041 and

Agents: Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Tel: 01766 530828/530829

Directions:

From Pwllheli take the Nefyn road. After some 5 miles having gone through Efailnewydd and Boduan you will approach the Bryn Cynan public house roundabout.

Take the 2nd exit and proceed for approximately 1 mile looking for the 2nd left turning on to Cefn Morfa Road(just before the Fish & Chip shop). Proceed for some 500 meters and Tyn Coed is on the right.

LOT 1 - TYN COED, MORFA NEFYN, PWLLHELI LL53 8UW

The sale of Tyn Coed offers the opportunity to purchase a renovation project with the added benefit of outbuildings and 11.91 acres of land.

Tyn Coed farmhouse is of traditional construction and offers the following accommodation:-

Front door leading to:-

HALL WAY with stairs to 1st floor

LIVING ROOM (4.6m x 2.6m) with tiled fireplace

SITTING ROOM (4.6m x 2.3m) with tiled fireplace

KITCHEN AREA (4.38m x 1.96m) - Lean to construction

BATHROOM (2.36m x 1.96m) - Lean to construction

HALLWAY To rear door and open PORCH

DINING ROOM (4.30m x 3.01m) with tiled fireplace

1st Floor

BEDROOM 1 (4.6m x 2.2m)

BOX ROOM (1.8M X 1.6M)

BEDROOM 2 (4.6m x 2.6m)

BEDROOM 3 (4.2m x 4.2m)

Outside:

Large GARDEN AREA is located opposite the house

Services:

Main Water and Electricity. Private drainage located in the garden

FARM BUILDINGS:

These comprise of a mixture of traditional and purpose built buildings. They are located next to the house and comprise as follows:-

- COW SHED (7m x 6m) adjoining the farmhouse and facing the road of stone elevations and fibre cement roofing having 7 cow ties.
- GRANARY COMPLEX (7m x 4.9m) adjoining on to the house of stone elevations and slate roof.
Internally you have a FEED STORE and DAIRY with LOFT above part.
- Stone and block elevated range with asbestos roof (11.5m x 4.1m) housing:-
 - * 4 Cow ties
 - * Loose Box
 - * Open Garage
- LEAN TO to the rear of above (8.9m x 6.50m) providing CATTLE LOOSE HOUSING
- OLD STABLE of timber and corrugated construction (5.9m x 5.5m) last used as a milking parlour.
- Brick DAIRY adjoining above (3.6m x 2.8m)
- SILAGE CLAMP with railway sleeper walls
- CATTLE SHED (11.4m X 5m) of timber frame and corrugated roof and clad.
- CUBICLE SHED (18.5m x 5.9m) of timber frame and corrugated roof housing 16 cubicles
- Cattle LOOSE HOUSING (18.5m x 4.5m) of timber frame and corrugated roof and clad.

The above 3 sheds front on to a concrete yard



The Land:

The land accompanying the house and buildings is found in three enclosures and surround the farm yard with field O.S. 9178 severed by the public highway.



Schedule		
O.S. No	Ha	Ac
8473	.23	.57
7984	1.74	4.30
7969	.80	1.98
9178 pt	1.75	4.42
4.52 ha		11.17 ac

LOT 2 - CEMETARY FIELD - 3.23 acres

This field has frontage and access off the public highway and is presently sown to permanent pasture.

The field's proximity to the residential part of the village may provide some hope value.

O.S. No 8698 1.31ha 3.23 ac



Note: If Lot 2 is sold separately from Lot 1 the existing water supply will solely belong to Lot 1. Gateway between Lots 1 and 2 will need to be closed up by the purchaser within 2 months of completion.

LOT 3 - FIELD NEXT TO MAES HYFRYD - .81 acre

This field's proximity to residential development may provide some hope value.

No mains water supply accompanies the land and access is off the public highway.

Note: Purchaser responsible for stopping up gateway in south westerly corner within 2 months of completion.

O.S. No 9990 .33 ha .81 acre

LOT 4 - MADRYN VIEW FIELD - 3.18 acres

This T shaped field has access on to the public highway and is presently down to permanent pasture.

No mains water supply is included in the sale but the mains pipe is located near to the access gate.

Note: Purchaser responsible for stopping up 2 gateways with adjoining land.

O.S No 0179 1.29ha 3.18 acres



LOT 5 - LAND ADJOINING CAE BACH FIELD NO. 9663 - 2.05 acres

This field extending to 2.05 acres has good road frontage. The land is sown to permanent pasture but has no mains water supply.

O.S No 9663 .83 ha 2.05 acres



LOT 6 - FORMERLY BRYN HEULOG LAND FIELD NO. 2268 - 4.32 acres

Extending to 4.32 acres this field is sown to permanent pasture. The field is free draining and suited to many uses. Mains water is on site.

O.S No 2268 1.75 ha 4.32 acres

LOT 7 - LAND NEXT TO PANT Y DWR - 4.69 acres

Extending to 4.69 acres the land is south facing and both enclosures are sown to permanent pasture.

Located on the land you have a COW SHED extending to 10m X 5m and part constructed of stone and slate and part block and asbestos.

The land has access off the public highway at the northern boundary and off a private drive close to the outbuilding.

A water supply is located on the land but is a private arrangement with the adjoining landowner.

O.S. No	Ha	Ac
8757 pt	1.67	4.12
9044	<u>.23</u>	<u>.57</u>
	1.90 ha	4.69 acres



LOT 8 - LAND EXTENDING TO 8.50 acres

This block of land is approached via a Right of Way over a private drive. The land is of low lying nature with reeds evident. Natural water services the land.

O.S. No	Ha	Ac
9939	.71	1.75
0231	.42	1.03
0541	.59	1.45
0833	.51	1.26
1338	1.22	3.01
	3.45 ha	8.50 acres

VENDOR'S SOLICITORS

Martin & Associates
33 Stryd Fawr
Pwllheli
LL54 5RT
Tel: 01758 612042

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Water
Kinmel Park Depot
Bodelwyddan
Denbighshire

Welsh Assembly Agricultural Dept
Penrallt
Caernarfon
LL55 1EP

Scottish Power
Narrow Road
Llandudno Junction
Conwy

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: Strictly by Appointment

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

2. 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 and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

TYN COED MORFA NEFYN

This MAP is for IDENTIFIACATION PURPOSES ONLY and not to scale.

Map for Lots 6 & 8 are on separate page



