

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

7.5 acres known as Clogwyn Melyn Penygroes
For Sale by Public Auction

7.5 acres known as Clogwyn Melyn

Auction to be held at Bryncir Auction Centre on
23rd April 2018 at 11.30am

Directions:

From Penygroes take the B4418 road towards Talysarn. Take a left turn on to Kings Road passing the secondary school and cemetery. After 3/4 mile the land can be found on the right hand side.

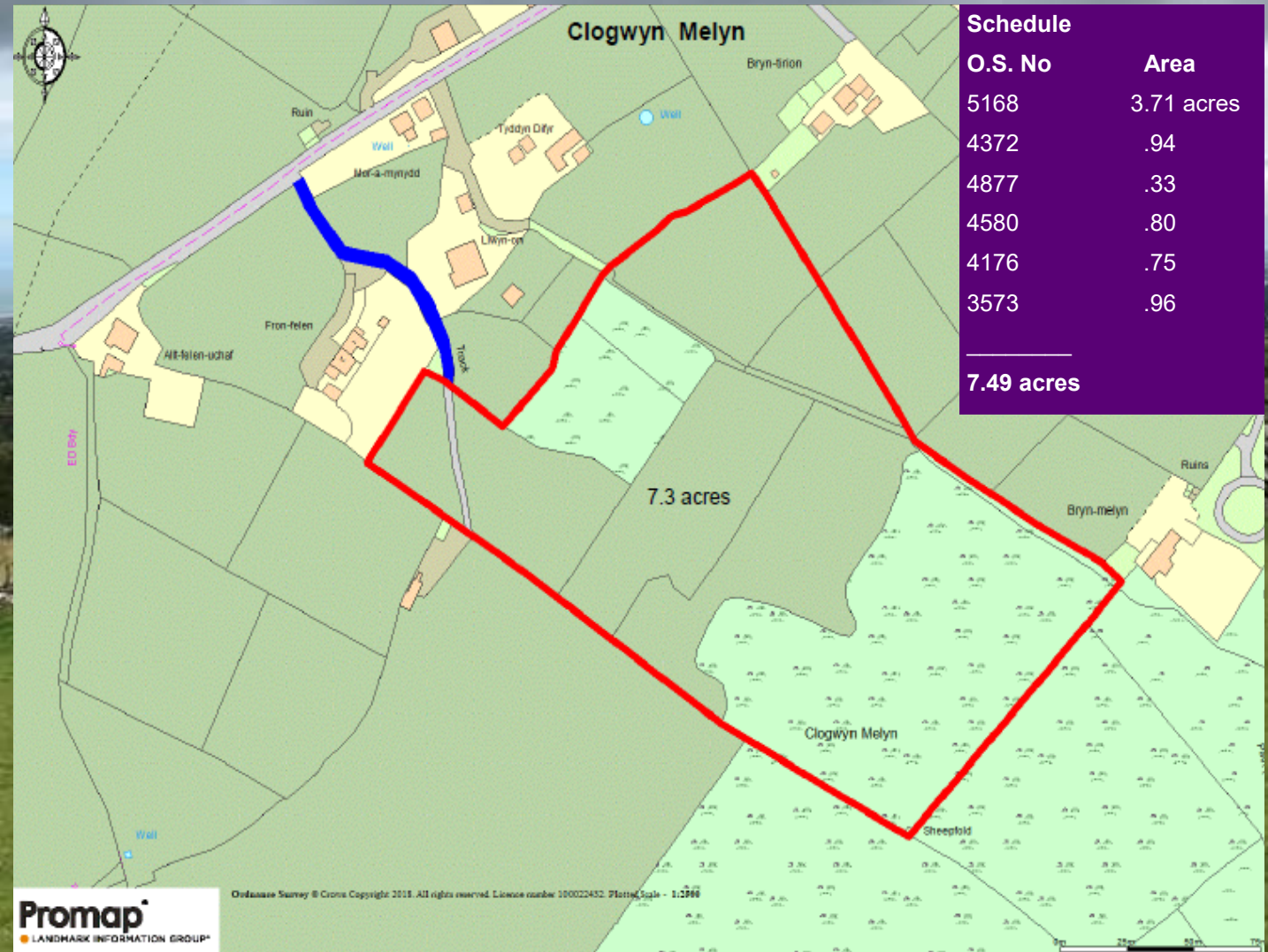
Description:

Access to the land is via a hard standing track leading from Kings Road. The freehold of the track is owned and included in this sale subject to the existing rights of way.

The land is best suited to livestock grazing and is contained in 6 enclosures.

The fields are a mixture of clean grazing, enclosed ffridd and rough grazing.

Mains water services the land with an independent metered supply.



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:

The land may be viewed at any time during daylight hours with a set of these particulars to hand

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.*

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