

FOR SALE BY INFORMAL TENDER gwerthwyr · priswyr · gwerthwyr eiddo
auctioneers · valuers · estate agents

**29.62 ACRES APPROX OF PRIME
LAND TOGETHER WITH LARGE
STONE AND SLATE COW SHED
AND BARN**

**KNOWN AS
TAN Y COED LAND
GYRN GOCH
CAERNARFON**



Lloyd Williams & Hughes
Canolfan Farchnad
Bryncir
Gwynedd
LL51 9LX

TENDERS TO HAND BY MID DAY 01766 530 828
TUESDAY 4th OCTOBER 2016

FFACS • FAX
01766 530 829

Y WÊ • WEB
www.lwhbryncir.co.uk

E-BOST • EMAIL
lwhbryncir@btconnect.com

Directions:

Follow the A499 road from Caernarfon towards Pwllheli.

Tan y Coed land is located on the Pwllheli side of Gyrn Goch and fronts on to the A499 (see FOR SALE sign).

TAN Y COED, GYRN GOCH, CLYNNOG FAWR, CAERNARFON

Tan y Coed extends to 29.62 acres of land together with large stone elevated and slate roofed outbuilding.

The land of the most part is suited to grazing and forage production. You have direct access off the A499 on to the land with a further drop down to the coastal fields. Bracken encroachment is evident but has been sprayed in July 2016.

The land is free draining and benefits from a water supply.

The impressive traditional farm building overlooks Caernarfon Bay and Anglesey beyond.

The building comprises of :-

- COW SHED
- DAIRY/CALF BOX
- HAY BARN

<i>Schedule</i>	
<i>O.S. No</i>	<i>Ha</i>
5101	.99
5502	.27
5408	.88
6016	.62
6624	.89
6133	1.46
5422	1.49
4313	1.82
3419	1.31
4826	.18
4833	1.75
5537	.19

11.85 ha (29.26 acres)

VENDOR'S SOLICITORS:

Pritchard Jones Evans Lane
37 Castle Street
Caernarfon
LL55 2NN Tel: 01286 671167

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Water
Kinmel Park Depot
Bodelwyddan
Denbighshire
LL18 5TD

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:

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

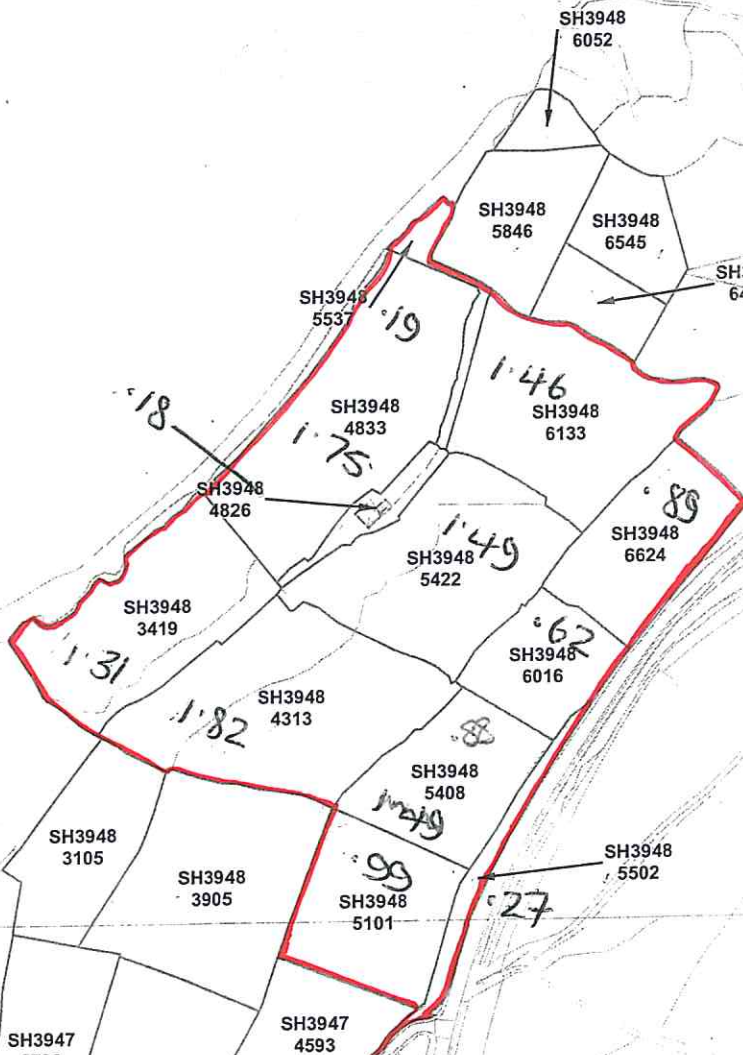
IMPORTANT NOTICE:

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.*

TAN Y COED LAND GYRN GOCH CLYNNOG FAWR

NOTIFICATION SHEETS ONLY



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LLOYD WILLIAMS & HUGHES

Canolfan Arwerthiant Bryncir Auction Centre

TENDER FORM TAN Y COED LAND GYRN GOCH CLYNNOG FAWR CAERNARFON

Tender to be returned to Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX by no later than **12 noon on 4th OCTOBER 2016**

I offer the following amount for the above land extending to **29.62 acres approx**

-----(figures)

_____ (words)

Signed

Name

Address

Tel No:

Mobile

Solicitors

Tel: _____