

**FOR SALE BY INFORMAL TENDER**

**79.23 ACRES OF LAND**

**BEING PART OF  
PRYS MAWR  
CHWILOG  
PWLLHELI**



**FOR SALE IN 3 CONVENIENT LOTS:-**

**LOT 1 - 24.60 ACRES**

**LOT 2 - 19.24 ACRES**

**LOT 3 - 35.39 ACRES**

**TENDERS TO HAND BY MID DAY  
THURSDAY 1st OCTOBER 2015**

The sale of Prys Mawr land offers a rare opportunity to acquire quality land in a convenient location having road frontage to each lot.

**Directions:**

From Chwilog proceed out towards Afonwen taking the first right turning opposite the butcher's shop on to Glan y Wern road.

Follow the road for 1½ miles before taking the first left turning.

Prys Mawr land is on your right after some 500 yards.

**Description:**

Prys Mawr land extends to 79.23 acres approximately and is to be sold in 3 convenient lots of 24.60 acres, 19.27 acres and 35.39 acres.

The majority of Lots 1 and 2 have only been re sown in 2013/2014 and now provide quality grazing/forage whilst lot 3 consists of wetland grazing and woodland.

**LOT 1 - 24.67 acres (9.99 ha) [edged blue on plan]**

Extending to 24.67 acres access is from the public highway into O.S. 1486.

The land is contained in 8 enclosures of which 6 are cropped 3 times annually with O.S. 1018 and O.S. 2510 providing meadow grazing.

Natural water is available in the meadows but rights have been reserved for the purchase (subject to Welsh Water's approval and connection charges) to tap into the main traversing O.S. 2275.

The Vendors will be responsible for stock proofing and blocking up gateways adjoining retained land.

*Schedule*

<i>O.S. No</i>	<i>Area</i>
1486	1.71 ha
1597	1.50
1208	1.00
1018	1.55
2519	1.50
2012	.87
2305	.97
3410	.89

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**9.99 ha (24.67 acres)**

**LOT 2 - 19.24 acres (7.79ha) [edged pink]**

Extending to 18.67 acres this quality parcel of land again is cropped 3 times annually having been re sown with new leys recently.

Mains water services the land whilst access is into O.S. 5193 from the public highway.

The land is split into 4 enclosures which are free draining in nature and very sheltered.

***Schedule***

<b><i>O.S. No</i></b>	<b><i>Area</i></b>	
4103 pt	2.25 ha	
5193	2.27	
6111	1.83	
5414	1.44	
	<hr/>	
	<b>7.79 ha</b>	<b>(19.24 acres)</b>

**LOT 3 - 35.39 acres (14.33ha) [edged orange]**

Located opposite to Lots 1 and 2 this block of land has access from the public highway at various locations.

The enclosures fronting the public highway provide good clean grazing in part whilst a central belt of native trees and scrub opens out to a large area of rough grazing which was under drained in 1984

At the westerly boundary you have a further block of rough grazing capable of improvement again under drained in 1984

***Schedule***

<b><i>O.S. No</i></b>	<b><i>Area</i></b>	
8479	2.83 ha	
9575	1.19	
9265	.81	
0877	.99	
1964	6.02	
2275	.95	
3175	.68	
3976	.86	
	<hr/>	
	<b>14.33ha</b>	<b>(35.39 acres)</b>

**VENDOR'S SOLICITORS:** Mr Philip George  
Gamllins  
103 High Street  
Porthmadog  
Tel: 01766 512011

**LOCAL AUTHORITIES:**

Cyngor Gwynedd  
Swyddfa'r Cyngor  
Caernarfon  
Gwynedd

Welsh Water  
Vista  
St David's Park  
Ewloe  
Flintshire

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:**

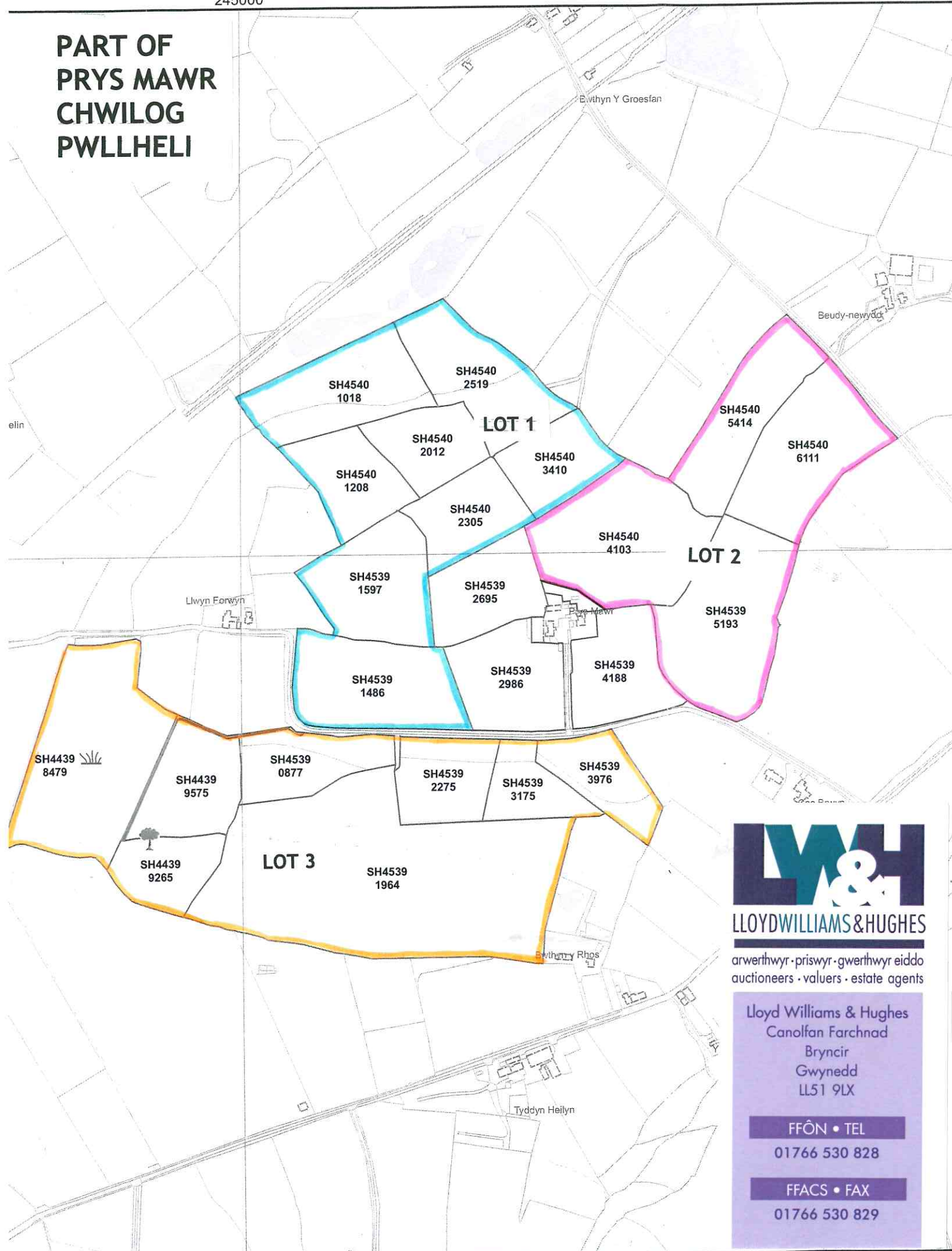
The land may be viewed at any time during daylight hours with a set of these particulars to hand

**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.*

# PART OF PRYS MAWR CHWILOG PWLLHELI



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