

**FOR SALE BY INFORMAL TENDER**

**36 ACRES APPROX TOGETHER  
WITH STONE OUTBUILDINGS**

**KNOWN AS  
FRON FAWR LAND  
NEFYN  
PWLLHELI**



**TENDERS TO HAND BY MID DAY  
THURSDAY 3rd DECEMBER 2015**

**Directions:**

From Pwllheli proceed to Nefyn on the A497.

Proceed along the High Street to the square where you should turn right (opposite SPAR).

Proceed and keep right at next fork and follow the road up to Fron Fawr.

**FRON FAWR LAND**

Fron Fawr land extends to some 36 acres approximately together with 2 stone outbuildings.

Access to the farm is via a single track leading to the original farm yard which now comprises of a range of stone farm buildings and from which access is taken to 4 of the enclosures.

The farm buildings consist of 2 ranges both of stone elevations. Whilst one range is now redundant the other range is presently used for handling and loading.

This range consists of  
COW SHEDS  
LOOSE BOX  
CALF PENS  
LOFT above part

We are advised that no services are connected but are available nearby for connection subject to relevant charges.

The buildings are located in an elevated position overlooking Nefyn and views out towards Caernarfon Bay and Anglesey beyond.

The buildings lend themselves for conversion subject to the relevant planning permission from Gwynedd County Council



## The Land

	<i>Schedule</i>	
<i>O.S. No</i>	<i>Ha</i>	<i>Acre</i>
1601	3.65	9.01
3304	1.29	3.18
2113	2.18	5.38
2722	1.03	2.54
0823	1.95	4.81
0115	1.07	2.64
0198	.13	.32
8912	2.51	6.19
Yard and reservoir	.50	1.23 approx

The land is located either side of the drive and beyond the farm buildings.

The majority of the land is presently down to pasture and of a free draining nature for most part.

Natural water services the land but a main pipe does traverse the land



## **VENDOR'S SOLICITORS:**

### **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.*

# FRON FAWR LAND

## FOR IDENTIFICATION PURPOSES ONLY

**LR**

ORDNANCE SURVEY MAP REFERENCE:

SCA

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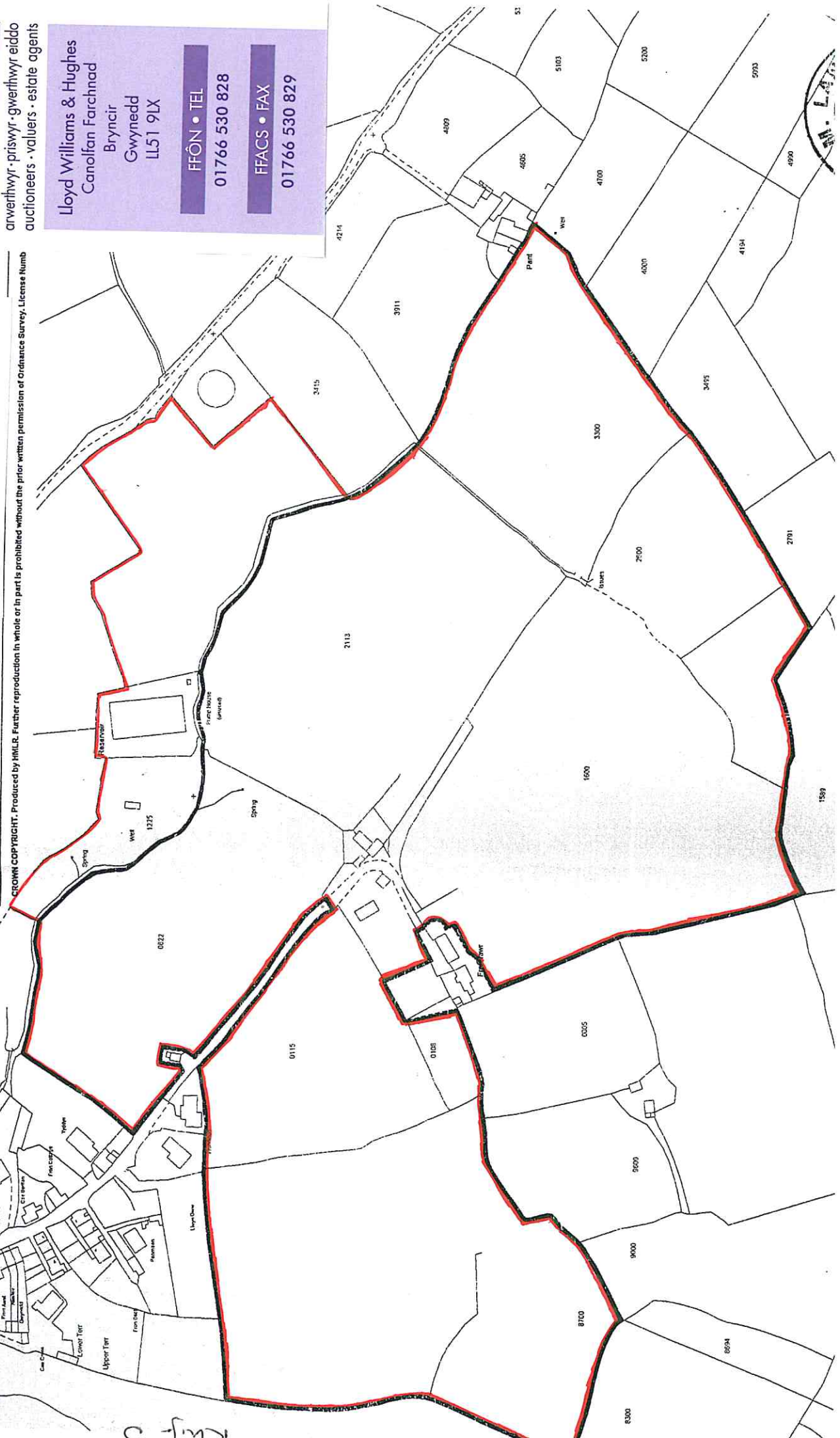
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