

FOR SALE BY INFORMAL TENDER

**PART OF
CAE'R FERCH UCHAF
PENCAENEWYDD
PWLLHELI**

49 acres of land



Directions:

From Pencaenewydd take the road signposted Sardis and proceed for 2.5 miles where you will find the land located on your right hand side.

**TENDERS TO HAND BY MID DAY
TUESDAY 14th JUNE 2016**

PART OF CAE'R FERCH UCHAF, PENCAENEWYDD, PWLLHELI

Schedule	
O.S. No	Area
1888	0.47 Ha
0980	1.02
1780	0.77
2477	2.93
0368	1.82
1562	1.23
2460	0.51
9955	2.86
1751	2.14
0842	1.10
2127	5.28

20.13 hectares

The land consists of 49 acres approximately of mixed prime pasture and rough grazing with ample natural water supply and roadside frontage.

At present the land is included within a Glastir Scheme of which an agreement is available for inspection on request.

Vendor's Solicitors: Gamlins (Phillip George)
103 High Street
Porthmadog LL49 9EY
Tel: 01766 512011

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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**FOR IDENTIFICATION
PURPOSES ONLY**