

FOR SALE BY INFORMAL TENDER

61.69 AC FARM KNOWN AS GLANRAFON



**LLANNOR
PWLLHELI
LL53 8LJ**

for sale as a whole or in 2 lots

**Lot 1 - The whole comprising house, buildings
and 61.69 acres of prime land**

Lot 2 - House, buildings and 32.52 acres

Lot 3 - 29.17 acres of land only

***Tenders to hand by 12 noon
19th May 2015***

(Unless previously sold or withdrawn)

Lloyd Williams & Hughes
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Bryncir
Gwynedd
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Directions:

From Pwllheli follow the signs for Nefyn. Proceed through Efailnewydd and take the right turning for Llannor.

As you leave the village you will see a chapel on your right. Turn right and follow the track to Glanrafon.

Description:

Glanrafon offers a rare opportunity to acquire a quality farm in a convenient location.

Whilst the land is renowned for its grazing and forage production qualities the farm house, whilst dated has the potential to be a comfortable family home.

The farm buildings are somewhat limited, planning permission does exist for the erection of a new cattle shed and slurry pit.

THE FARM HOUSE:

The farm house which is of stone elevations rendered and pebble dashed under a slate roof offers the following accommodation:-

Entrance door to:-

LOUNGE (5m x 4.4m max) with brick fireplace and slate hearth.
Stairs to first floor.

DINING ROOM (5m x 3.55m) with brick fireplace

L SHAPED KITCHEN (3.7m X 2.75m & 2.5m X 2m)

Rear door leading to SUN LOUNGE (4m x 2.1m)

Step to UTILITY (1.9m x 1.7m)

1st Floor:

LANDING

BATHROOM (2.8m x 1.55m) with pedestal wash hand basin, W.C. and bath with Triton shower above.

BEDROOM 1 (3.3m x 2.8m max).

BEDROOM 2 (4.9m x 2.8m max) with built in airing cupboard and water tank.

Above the kitchen you have a LOFT SPACE which is accessed externally

THE OUTBUILDINGS:

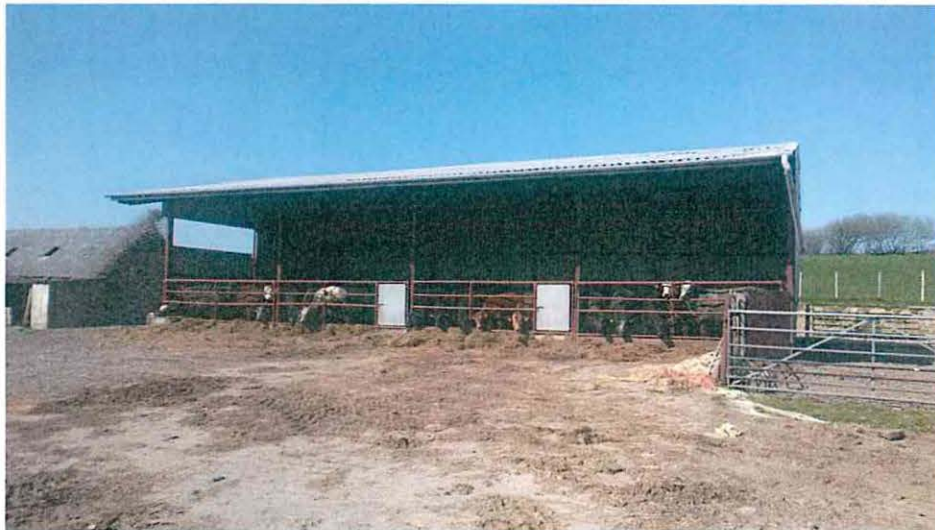
Corrugated GENERAL STORE

COW SHED (14.7m x 5.3m) of stone elevations and slate roof with
15 cow ties

Brick LEAN TO DAIRY off

HAY BARN (14m x 7m) of timber frame and box profile roof and
cladding

Open fronted CATTLE LOOSE HOUSING (18m X 9m) of steel frame,
box profile roof and cladding with concrete walls to 3 sides and
sheeted side entrance door



Off the above you have an enclosed hard standing YARD

Planning Permission:

Planning permission was granted on 12th December 2013 for the
erection of a cattle shed and slurry pit at Glanrafon.

For full information the Application Number is:- C13/1067/40/LL.

THE LAND

Whilst the whole farm extends to 61.70 acres the farm is being sold as a whole or in 2 lots.

The land is renowned for it's fattening qualities and forage production.

Both natural and mains water services the land.

There is access to the land from the Northern and Southern end off the public highway.

Schedule

<i>O.S.No</i>	<i>Area</i>
5555	3.99 ha
6747	1.82
7846	1.03
4927	.59
6235	1.10
7139	.20
7434	2.64
6325	1.80
9020	4.65
1021	1.63
1106	1.63
0105	1.32
8606	1.26
7602	.97
9212	.35

24.98 ha 61.70 acres



LOT 1 - THE WHOLE AS DESCRIBED ABOVE

**LOT 2 - FARM HOUSE, FARM BUILDINGS SET IN 32.52 ACRES OF LAND
(Edged black on attached plan)**

Access is available via the main drive or into O.S. 5555 off the public highway.

The land surrounds the farm yard with mains water available in O.S. 5555 and natural water to the majority of the others.

All the land is down to pasture.

Within the yard some preparation work has taken place for the new shed noted.

LOT 3 - 29.17 ACRES OF LAND (Edged red on the attached plan)

Access to this block of land is taken having turned in the centre of the village at the church and proceeding for 1/2 mile looking for our FOR SALE sign on the left.

A hard standing track services all the enclosures and a small corrugated hay barn is found just off the track.

The land is down to pasture which runs down to the river which bisects the farm

LOT 3



Natural water services the land,

**TENDER FORMS TO HAND BY MID DAY TUESDAY 19th MAY 2015 MARKED
"GLANRAFON"**

VENDOR'S SOLICITORS: Gamlins (Phillip George)
103 High Street
Porthmadog
Tel: 01766 512011

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Water
Dinas Depot
Llanwnda
Caernarfon

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.

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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 auctioneers · valuers · estate agents

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**GLANRAFON
 LLANNOR
 PWLLHELI**

**For identification
 purposes only**

LOT 2

SH3537
5555

SH3537
6747

SH3537
7846

SH3537
6235

SH3537
7139

SH3537
7434

SH3537
4927

SH3537
6325

SH3537
9020

LOT 3

SH3637
1021

SH3537
9212

SH3537
8606

SH3637
0105

SH3637
1106

SH3537
7602

Pont y Gribin

Gwân Llayn

Betws-yr-Eiddig

Dafydd Hir Ceirw

Uwch Aler

Taf Newyddion

Park-y-Bryn

Cae Corn Mawr

LLOYD WILLIAMS & HUGHES

Canolfan Arwerthiant Bryncir Auction Centre

GLANRAFON LLANNOR PWLLHELI

Tender to be returned to Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX by no later than **12 noon** on **TUESDAY 19th MAY 2015**

I offer the following amount for the above land extending to:-

LOT 1 - The whole comprising house, buildings and 61.69 acres of land

----- (figures)

----- (words)

LOT 2 - House, buildings and 32.52 acres

----- (figures)

----- (words)

LOT 3 - 29.17 acres of land

----- (figures)

----- (words)

Signed _____

Name _____

Address _____

Tel No: _____ **Mobile** _____

Solicitors _____

Tel: _____