

FOR SALE BY INFORMAL TENDER

**23.81 ACRES OF LAND
AT ANELOG
ABERDARON
PWLLHELI**



***"Productive land with road frontage and
natural water supply"***

**TENDERS TO HAND BY 12 NOON
THURSDAY 9th MARCH 2016**

Directions:

From Aberdaron take the Uwchmynydd road out of the village passing Dwyros Camping Site.

At the cross roads take the 2nd left turning for Anelog.

The land is on the right after some 300 yards.

Description:

This block of land extends to 23.81 acres and has frontage on to the Local Authority road.

Field No O.S. 2406 was re sown in 2016 whilst O.S. 1015 has been sown during the last 3 years and a temporary fence introduced.

Both enclosures have natural water supply from the Afon Saint.

The dividing fence line between the two enclosures is double fenced and planted with quick thorn.

Schedule	
O.S. No	Area
1015	5.45 Ha
2406	4.19 Ha

9.64 ha (23.81 acres)

Please Note: Completion date has been pre set for 2nd April 2017



Vendor's Solicitors: Robyns Owen (Manon Wyn Roberts)
36 High Street
Pwllheli LL53 5RY
Tel: 01758 613177

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.*

