

An aerial photograph of a vast, green agricultural landscape. The land is divided into several large fields by low stone walls and lines of trees. In the lower-left quadrant, there is a small, rustic stone building with a dark roof, possibly a barn or a small farmstead. The fields are lush green, suggesting they are well-maintained and fertile. The overall scene is peaceful and rural.

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

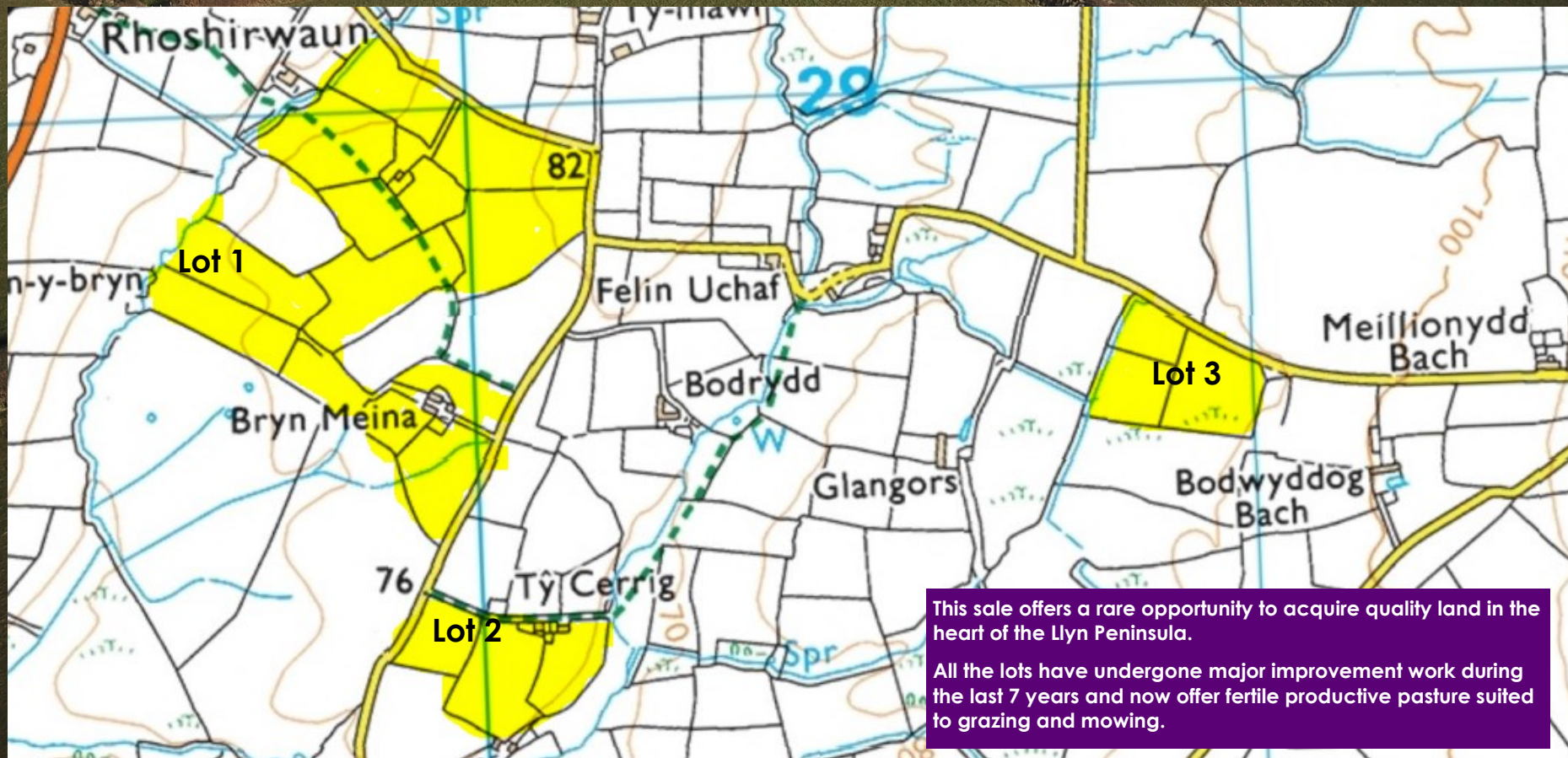
52.13 Acres of Prime Agricultural Land in the Heart of the Llyn Peninsula
For Sale by Informal Tender

52.13 Acres Available in 3 lots

- Lot 1 - 37.09 acres of land at Bryn Meina, Rhoshirwaen
- Lot 2 - 8.37 acres of land at Bodrydd, Rhoshirwaen
- Lot 3 - 6.67 acres of land at Rhoshirwaen

Tenders to Hand by 12 Noon Thursday 22nd March 2018

All 3 lots of land have undergone major improvement works to include fencing, re seeding and drainage where required in recent years and is now suited to arable and forage production.



Lot 1 37.09 acres

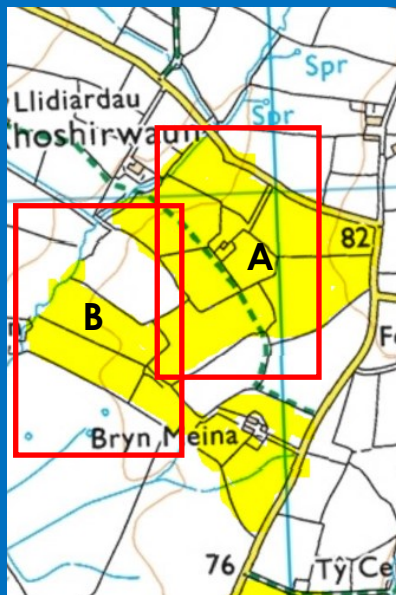
Bryn Meina,
Rhoshirwaen LL53 8HR

Extending to 37.09 acres this block of land has road frontage to 5 enclosures.

All the fields have benefited from a full programme of improvement works and now can be grazed in manageable enclosures which are capable of providing all year grazing from the young well established leys.

Natural and Mains water services the land

O.S No	Area (ha)
9552	1.17
9963	0.66
8960	0.51
8164	0.74
6774	1.23
7079	1.39
8878	1.74
0684	1.75
0593	1.46
9188	1.41
8297	1.57
9390	0.27
?	1.12
Total	15.02ha (37.09ac)



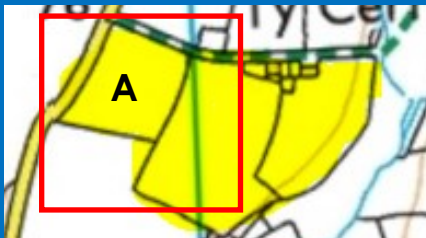
Lot 2 8.37 acres

Bodrydd Land,
Rhoshirwaen LL53 8HR

Bodrydd land is accessed off an unmade shared track.

The land which is found in 2 enclosures is of the highest quality and suited to multiple uses such as crop production and grazing.

The sheltered nature of the fields and the mild climate ensure that all year grass production is achieved.
Natural water services the land.



O.S No	Area (ha)
9332	0.76
BBBB	2.63
	3.39ha
	(8.37ac)



A - Lot 2



B - Lot 3

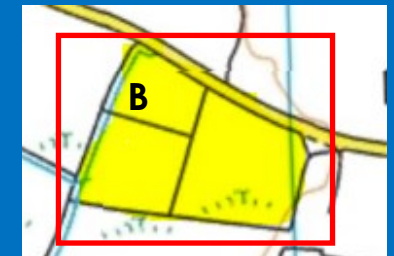
Lot 3 6.67 acres

Weirglodd Plas Newydd Land,
Rhoshirwaen

This block of land extends to 6.67 acres and has good road frontage accessed off the public highway.

The land is sown to pasture and has a natural water supply.

The land is known for its grazing qualities



O.S No	Area (ha)
9063	2.70
	2.70ha
	(6.67ac)

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.

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.

DIRECTIONS:

From Pwllheli take the A499 Aberdaron/Abersoch road.

When in Llanbedrog turn right on to the B4413 heading towards Aberdaron. Proceed for some 5 miles upon which you will find Rhoshirwaen.

When in Rhoshirwaen look for a left turning next to the old chapel and follow the Llyn Leisure signs.

VIEWING:

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

ACTING SOLICITORS:

Breese Gwyndaf
(Mr Arwel Jones)
60 High Street
Porthmadog
LL49 9LL
Tel: 01766 512214

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Water
Kinmel Park Depot
Bodelwyddan
Clwyd

Welsh Assembly
Agricultural Dept
Penrallt
Caernarfon
LL55 1EP

Scottish Power
Narrow Road
Llandudno Junction
Conwy

LLOYD WILLIAMS & HUGHES

Canolfan Arwerthiant Bryncir Auction Centre

TENDER FORM LAND AT RHOSHIRWAEN PWLLHELI

Tender to be returned to Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX by no later than **12 noon on THURSDAY 22nd MARCH 2018**

I offer the following amount for the following land as follows:-

BRYN MEINA LAND - 37.09 acres approx

----- (figures)

----- (words)

BODRYDD LAND - 8.37 acres approx

----- (figures)

----- (words)

WEIRGLODD PLAS NEWYDD - 6.67 ac approx

----- (figures)

----- (words)

Signed

Name

Address

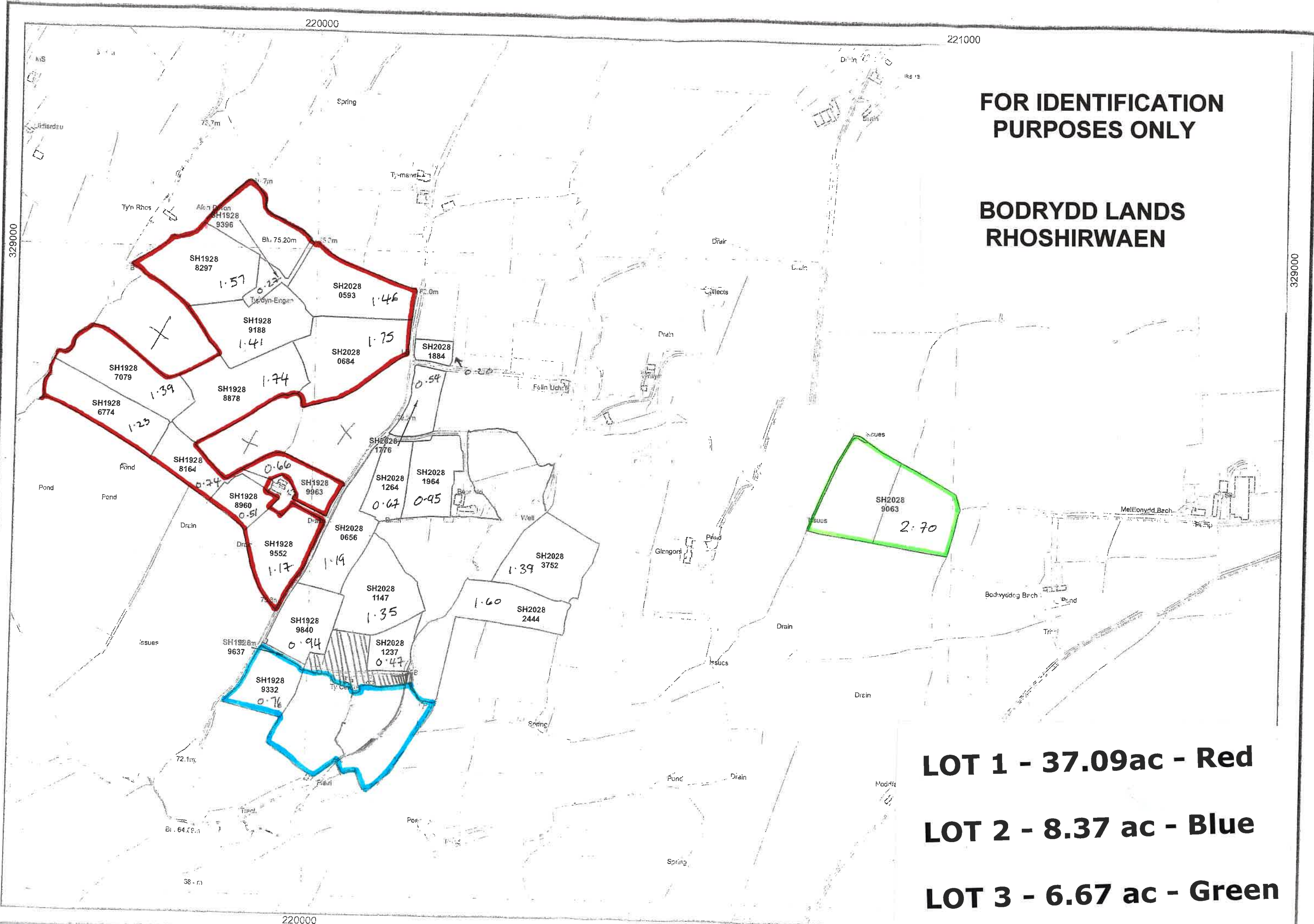
Tel No:

Mobile

SOLICITORS:

**FOR IDENTIFICATION
PURPOSES ONLY**

**BODRYDD LANDS
RHOSHIRWAEN**



LOT 1 - 37.09ac - Red

LOT 2 - 8.37 ac - Blue

LOT 3 - 6.67 ac - Green