

**FOR SALE BY INFORMAL TENDER
THE RENOWNED STOCK
REARING FARM**

EXTENDING TO 74.89 ACRES

**KNOWN AS
CORN, ABERSOCH
PWLLHELI**



FOR SALE AS A WHOLE OR IN 3 LOTS

LOT 1 - 37.86 acres of land

LOT 2 - 23.76 acres of land

LOT 3 - Farmhouse, buildings and 13.76 ac of land

**TENDERS TO HAND BY MID DAY
THURSDAY 8th DECEMBER 2016**

METHOD OF SALE

Corn Farm is offered for sale by Informal tender with written offers submitted by **12 NOON THURSDAY 8th DECEMBER 2016**

Your offer will be on a Subject to Contract basis.

LOTING

Corn Farm will be sold as a whole or in 3 lots.

This gives flexibility in that you can bid for the whole farm or part (Lots 1,2, and 3) or a combination of Lots 1,2 and 3 if you so wish.

We are open to offers on lotting scenarios that differ to the sale brochure BUT you must declare your interest early in the Tender process.

The whole - Corn Farm comprising of farmhouse, buildings and 74.89 ac land

Lot 1 - 37.86 acres of land

Lot 2 - 23.76 acres of land

Lot 3 - Farmhouse, buildings and 13.76 acres of land

DIRECTIONS

From Abersoch proceed towards Sarn Bach for approximately 1 mile. After the village of Sarn Bach proceed a further 1/4 mile and Corn Farm is located on the left (See FOR SALE sign)

DESCRIPTION

Corn Farm is a 74.89 acre working farm known for it's grazing qualities and early lamb production



CORN FARM, ABERSOCH, PWLLHELI

The traditional stone and slate constructed farmhouse offers the following accommodation:-

Half glazed door to HALLWAY

SECOND KITCHEN used for letting in the past (3m x 2.8m)

UTILITY/REAR CLOAKROOM (3m x 1.6m) - under stairs storage and door to rear

LOUNGE (4.34m x 4.70m max) - tiled fireplace and stairs to 1st floor

SITTING ROOM (3.7m x 3.9m) - Rayburn Royal oil stove with built in recess cupboard to side

KITCHEN (3.75m x 2.90m) - base and wall uniys

UTILITY(3.20m x 2.10m)

1st Floor

SINGLE BEDROOM (2.8m x 2.12m)

DOUBLE BEDROOM (2.43m x 3.90m)

DOUBLE BEDROOM (4.30m X 2.40m)

BATHROOM (2.12m x 2.68m)

DOUBLE BEDROOM (3.90m x 4.10m) with airing cupboard

Services: Main water and Electricity. Private drainage

Outside:

Adjoining the house you have a single STORE stone and slate outbuilding measuring 5.3m x 4.3m.

To the front of the house you have an enclosed GARDEN with the house benefiting from views over Bwlchtocyn and Cardigan Bay beyond.

FARM BUILDINGS:

Prior to being let Corn Farm was used for beef and sheep production with the buildings reflecting this.

The buildings consist of a mix of new and old and comprise as follows:-

- Stone elevated and corrugated roofed range (17.2m x 6.2m) housing:
Open GARAGE with adjoining STORE both with LOFT above
LOOSE HOUSING
FEED STORE
- Stone and slate COW SHED (6.2m x 5.1m) with 5 ties
- Stone and slate FORMER COW SHED (7.75m x 6.7m) now used as lambing pens
- Stone and slate COW SHED (6.8m X 6.7m) with 6 ties
- Stone elevated and corrugated roofed WORKSHOP (4.2m x 3.3m)
- Block elevated and corrugated roofed LOOSE HOUSING (8.35m x 6.10m)
- FEED YARD (11m x 9.3m) with concrete floor
- CATTLE SHED (25m x 6.3m) - timber framed and corrugated roof and cladding
- 4 bay HAY BARN (18.4m x7.8m) of steel frame and corrugated roof
- LEAN TO off above (6.3m x 4.3m)
- SHEEP HOUSING (23.5m x 9.10m) of steel frame and box profile roof and cladding





FARM BUILDING



THE LAND

THE LAND

Corn Farm extends to 74.89 acres in total inclusive of yard and internal roads.

The land at Corn is known locally for it's quality and versatility for cropping and grazing.

All the land is presently down to permanent pasture and is of a free draining nature.

Main water services the land.

SCHEDULE

O.S. No	Area
6642	4.25
7038	3.89
7358	3.35
7954	2.94
8138	2.33
8044	2.16
9145	2.64
9848	.93
0153	.78
9256	3.01
1160	1.08
0263	1.80
9164	2.32
7969	2.35
8670 (yard)	.96
0575	2.98
9675	3.19
0691	4.01
9790	3.19
9289 (track)	.71
8782	5.49
7876	.58
6680	1.48
7785	2.58
8500	4.21
8113 (gorse)	.72
7600	3.61
6687	2.76
5488	4.41
5381 (track)	.18

74.89 acres

TOURING CARAVANS:

Corn Farm has always operated a camping/touring site from field number 7969.

We are advised that they hold rights for 5 pitches under the Caravan Club.

Services for the site are limited but there is scope for developing further.

LOTING OPTIONS:

THE WHOLE - Corn Farm as a whole extending to **74.89 acres**
As per description.

LOT 1 - 37.86 acres of land (coloured pink on plan)

Access to the land will be via the drive to Corn Farm on a formal Right of Way.

Access will be restricted in that the purchaser must create an opening into O.S.5488.

The opening can be up to 30ft wide and must be constructed within 1 month of completion.

During this time access will be allowed via existing gateways.

The land is sold with no mains water provision from the meter servicing Corn farm.

<i>Schedule</i>	
<i>O.S. No</i>	<i>Area</i>
0575	2.98
9675	3.19
0691	4.01
9790	3.19
9289 (track)	.71
8782	5.49
7785	2.58
8500	4.21
8113 (gorse)	.72
7600	3.61
6687	2.76
5488	4.41

37.86 acres

LOT 2 - 23.76 acres of land (coloured yellow on plan)

Access to the land must be taken from the southerly point into O.S. 7038 or 6442.

The land is sold with no mains water provision from the meter servicing Corn farm

Purchaser of lot 2 to be responsible for blocking off all internal gateways linked to the land sold with lot 3.

<i>Schedule</i>	
<i>O.S. No</i>	<i>Area</i>
6642	4.25
7038	3.89
7358	3.35
7954	2.94
8138	2.33
8044	2.16
9145	2.64
9848	.93
0153	.78
<hr/>	
23.27 acres	

LOT 3 - Farmhouse, Buildings and 13.76 acres of land (coloured green)

Purchase of lot 3 will have exclusive rights to the drive beyond the access point to O.S. 5488.

Lot 3 will also have the sole use of the mains water supply of which the meter is located in the road next to O.S. 1160.

It will be their responsibility to block off the pipes feeding the land two months after completion.

<i>Schedule</i>	
<i>O.S. No</i>	<i>Area</i>
9256	3.01
1160	1.08
0263	1.80
9164	2.32
7969	2.35
8670 (yard)	.96
7876	.58
6680	1.48
5381 (track)	.18
<hr/>	
13.76 acres	

VENDOR'S SOLICITORS:
Gamlins (Phillip George)
103 High Street
Porthmadog
LL49 9EY
Tel: 01766 512011

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.*

TENDER FORM

CORN FARM, ABERSOCH PWLLHELI

Tender to be returned to **Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX** by no later than **12 noon on THURSDAY 8th DECEMBER 2016**

I offer the following amount for the above AS FOLLOWS:-

THE WHOLE - FARMHOUSE, BUILDINGS AND 74.89 ACRES OF LAND

------(figures)

_____(words)

LOT 1 - 37.86 ACRES OF LAND

------(figures)

_____(words)

LOT 2 - 23.76 ACRES OF LAND

------(figures)

_____(words)

LOT 3 - Farmhouse, buildings and 13.76 ac of land

------(figures)

_____(words)

Signed _____

Name _____

Address _____

Tel No: _____ **Mobile** _____

Solicitors _____