



**LLOYD WILLIAMS & HUGHES**



## Mochras Uchaf, Boduan, Pwllheli, Gwynedd, LL53 8UF

A 50 acre former dairy farm with impressive 4 bedroom detached farmhouse, an additional letting cottage, a lettings static caravan and a range of outbuildings.  
Currently for sale as a whole or in three lots.

Lot 1-Farmhouse, letting cottage and farm building set in some 2 acres of ground.  
Lot 2 21.94 acres of prime agriculture land  
Lot 3 26.37 acres of prime agriculture land

**Guide Price For Whole Lot : £700,000-£800,000**

The Special Collection





## Mochras Uchaf Main House Ground Floor

**Lounge** 4.54m (14'11") x 4.04m (13'3")  
Window to front, fireplace, double radiator,  
door to:

**Hall**  
Radiator, stairs, door to:

**Sitting Room** 4.56m (15') x 3.71m (12'2")  
Window to front, window to rear, fireplace, two  
double radiators.

**Kitchen/Diner** 5.71m (18'9") x 3.49m (11'5")  
Fitted with a matching range of base and eye  
level units with worktop space over, sink unit  
with mixer tap, fitted oven, double glazed  
window to side, fireplace, double radiator, door  
to:

**Hallway**  
Door to:

**Utility** 4.31m (14'2") x 2.86m (9'5")  
Window to side, stairs, door to:

**Shower Room**  
Window to rear.

## First Floor

**Bedroom 1** 4.68m (15'4") x 4.04m (13'3")  
Window to front, skylight, double radiator,  
double door, door to:  
Storage cupboard, window to front.  
Storage cupboard. Skylight, door to:

**Bedroom 2** 4.39m (14'5") x 3.58m (11'9")  
Window to front, double radiator, door to  
:Storage cupboard.

**Bathroom**  
Window to side. Radiator, door to:

**Bedroom 3** 2.46m (8'1") x 2.13m (7')  
Window to side, sliding door, door to:

Storage cupboard.

**Bedroom 4** 4.34m (14'3") x 3.20m (10'6")  
Window to side, double radiator.

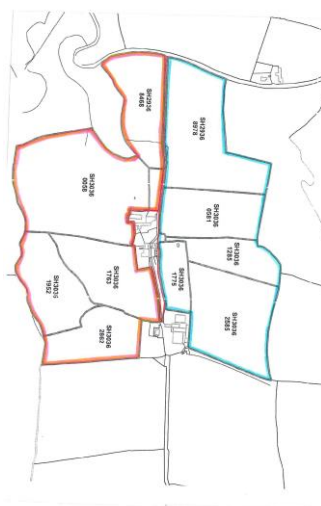
## Cottage at Mochras Uchaf Ground Floor

**Open plan lounge/kitchen**  
Window to side, window to rear,  
window to front, two radiators,  
open plan, door to:

**Utility Area** 2.17m (7'1") x 2.03m  
(6'8")  
Door to:

**Shower Room**  
Door to:

**Bedroom 1** 3.05m (10') x 2.53m  
(8'4")  
Window to rear, radiator, double  
door, door to: Storage cupboard.



## OUTBUILDINGS

The farm buildings at Mochras Uchaf are set back from the farm house and on an elevated site.

Predominantly designed and constructed for dairying the farm buildings consist of a mixture of traditional and more modern units.

The buildings benefit from mains electricity and water and consist of:-

**COW SHED** (7m x 6m) of stone and slate construction with 8 ties on the ground floor and LOFT ABOVE accessed via a stone staircase on gable.

**FEED STORE** (4.6m x 6m) of stone and slate construction.

**"COW SHED** (12m x 6m) of stone elevations and part slate and part box profile roof. 12 Cow ties.

**DAIRY** (5.3m x 5m) with rendered block elevations under an asbestos roof

**LOOSE BOX** (6m x 5.8m) of stone elevations and corrugated roof

**FORMER MILKING PARLOUR** (8m x 7m) 6 Abreast parlour of block walls and corrugated roof

**COLLECTING YARD** with block walls and concrete floor

**MACHINERY STORE** (18.3m x 9.8m) of steel frame and box profile roof and cladding. Concrete floor and a 15ft fully sheeted door.

Timber framed LEAN TO TYPE BUILDING (12.5m x 6m) with corrugated

**CUBICLE SHED** (23m x 7.2m) Block elevated walls and corrugated roof originally having 40 cubicles and with large enclosed FEEDING YARD to the side

**SILAGE CLAMP** (23m x 9.5m) with concreted walls and floor

There is an additional static caravan on the land which is currently used as a holiday let.

## THE LAND

Mochras Uchaf extends in total to 48.31 acres with farm yard and access road amounting to a further 1.75 acres.

Whilst the whole farm is available at a guide price of £700,000 to £800,000 we have lotted the property as previously noted.

**LOT 2 21.94** acres of prime agricultural land located North of the farm buildings.

Schedule	
O.S	AREA
2585	6.27 acres
1285	2.52 acres
1775	1.65 acres
0581	4.07 acres
8978	7.43 acres

Total Acreage 21.94

This block is contained in a ring fence all of which is down to permanent pasture.

The Land is of a free draining nature and suited to grass and arable production.

Mains water services the land and access is

available off the farm track leading to Mochras Uchaf to enclosure 8978 and 0581 only.

**LOT 3 26.37** acres approximately located south of the farm buildings.

Schedule

O.S	AREA
2862	3.55 acres
3036	4.30 acres
1952	4.07 acres
0058	10.35 acres
8468	4.10 acres

Total Acreage: 26.37

This block of land is again found in a ring fence and is of varying quality.

To the southern boundary you have mature woodland next to Nant y Gledryn stream and then rise sharply to productive well drained agricultural land.

Both Mains and natural water supply is available.

Access to the land is off the drive into the O.S 8468 west of the buildings.

## Easements, Wayleaves And Rights Of Way

The property is sold subject to all existing easements, wayleaves public and private rights of ways whether specified or not in these sales particulars.

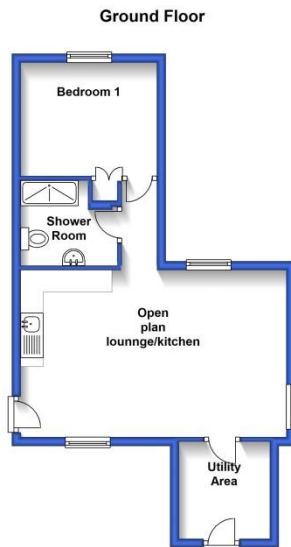
## Single Farm Payment Entitlements

There will be no single farm payment Entitlements included in the sale.

## Main House



## Cottage



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