

FOR SALE BY PRIVATE TREATY
19.78 ACRES OF LAND
AT
PENCAENEWYDD
Y FFOR
PWLLHELI LL53 6RF



"A good sized block of land conveniently located with good access and road frontage. The Afon Erch runs on the Northern boundary"

Lloyd Williams & Hughes
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DIRECTIONS:

From Y Ffor proceed North for Caernarfon and after leaving the vottage take the 1st right after 50 yards. Proceed for 1 mile and keep right at Melin Plas Du and the land is on your left after half a mile

This parcel of land has road frontage to the Southern boundary whilst to the Northern boundary you have the Afon Erch.

The land was originally in two enclosures but now farmed as one.

In O.S. 0473 you have a small wooded area.

In O.S. 8261 you have two drainage ditches discharging into the Afon Erch.

The land is of a low lying nature especially between the two ditches noted above. Beyond this area the land is capable of being improved and provide good quality grazing.

The present owners have not undertaken any drainage schemes on the land

<i>Schedule</i>		
<i>O.S. No</i>	<i>Ha</i>	<i>Acres</i>
8261	5.41ha	13.36 acres
8261	0.01	0.02
0473	2.59	6.40
		<hr/>
		19.78 acres

VENDOR'S SOLICITORS:

Martin & Associates, 33 High Street, Pwllheli. Tel 01758612042

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:

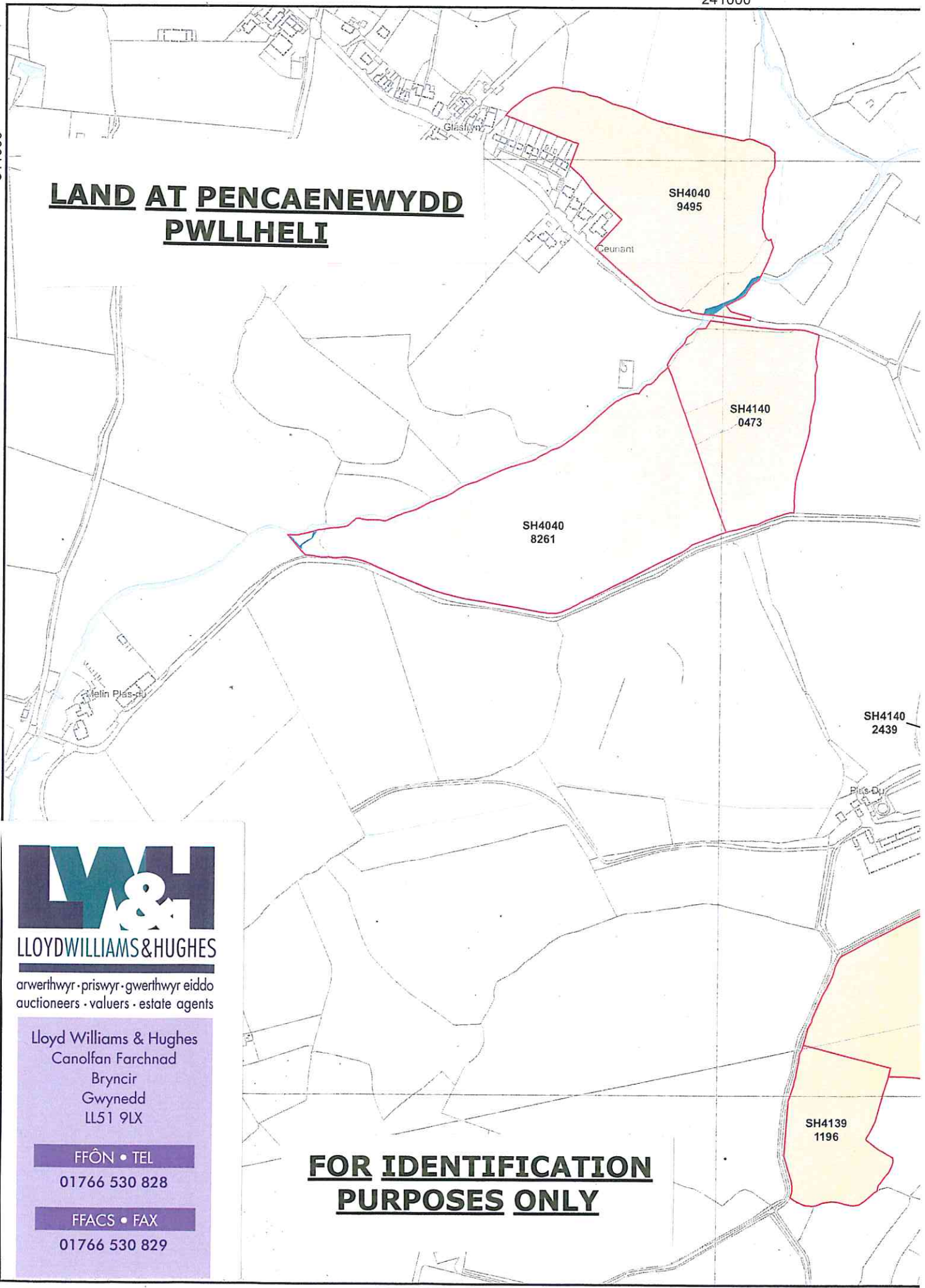
The land may be viewed at any time during daylight hours with a set of these particulars to hand

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.*

LAND AT PENCAENEWYDD PWLLHELI



LLOYDWILLIAMS & HUGHES

arwerthwyr · priswyr · gwerthwyr eiddo
auctioneers · valuers · estate agents

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