

FOR SALE BY INFORMAL TENDER

**FFRIDD TYN COED
CLYNNOG FAWR
CAERNARFON**

**96.32 ACRES
OF FFRIDD & MOUNTAIN
GRAZING**



Directions:

From Clynnog proceed towards Capel Uchaf.
Once you leave the village take the 1st right after 3/4 mile. Follow
the road for 1 mile and after some sharp bends you will see the
land straight ahead and approached via a concrete drive

Lloyd Williams & Hughes
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**TENDERS TO HAND BY MID DAY
TUESDAY 22nd MARCH 2016**

FFRIDD TYN COED, CLYNNOG FAWR, CAERNARFON

SH No	Schedule O.S. No	Area
4248	6906	48.51 acres
4248	5941	22.00
4248	7349	14.50
4248	8541	11.31
		<hr/>
		96.32 acres

Ffridd Tyn Coed consists of 47.81 acres of improved ffridd and 48.51 acres of enclosed mountain grazing.

The ffridd consists of 3 enclosures with both O.S. 5941 and 8541 having a natural water supply.

Accompanying the land you have a SHEEP HANDLING AREA located at the top of the drive leading on to the land.

NO Basic Payment Rights accompany the land.

Vendor's Solicitors: Pritchard Jones Evans Lane (Sion Blake)
37 Castle Square,
Caernarfon
Tel: 01286 677252

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

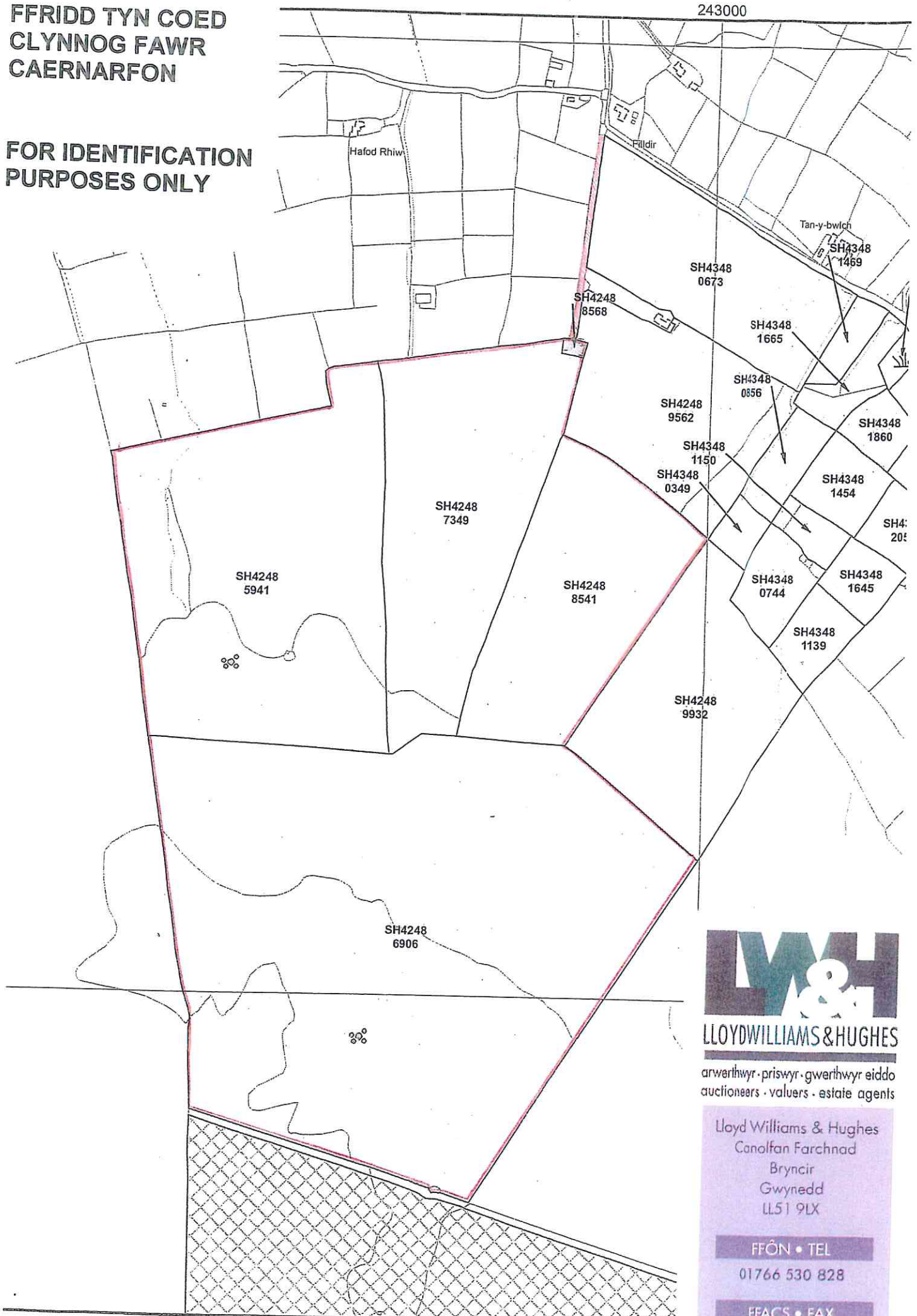
IMPORTANT NOTICE:

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.*

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CLYNNOG FAWR
CAERNARFON**

**FOR IDENTIFICATION
PURPOSES ONLY**



LLOYDWILLIAMS & HUGHES

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auctioneers · valuers · estate agents

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