

**FOR SALE BY
INFORMAL TENDER
6.95 ACRES
being part of
TY CEFN
LLANGWNADL
PWLLHELI LL53 8NU**



***"Good quality land set in 2 enclosures with
road frontage"***

**TENDERS TO HAND BY
12 NOON 12th APRIL 2017**

Lloyd Williams & Hughes
Canolfan Farchnad
Bryncir
Gwynedd
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TY CEFN LAND, LLANGWNADL, PWLLHELI

The land is located on the Pen y Graig to Bodferin road close to Porth Colmon.

The land is found in 2 enclosures with O.S. 7978 having post and rail fencing suited to horses with the balance of the land sown to rye grass in 2014/2015.

Natural water services the land in O.S. 5371 and O.S. 6368

Schedule	
O.S. No	Area
5371	1.38 acres
6368	1.82
7174	1.73
7978	2.02

6.95 acres

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

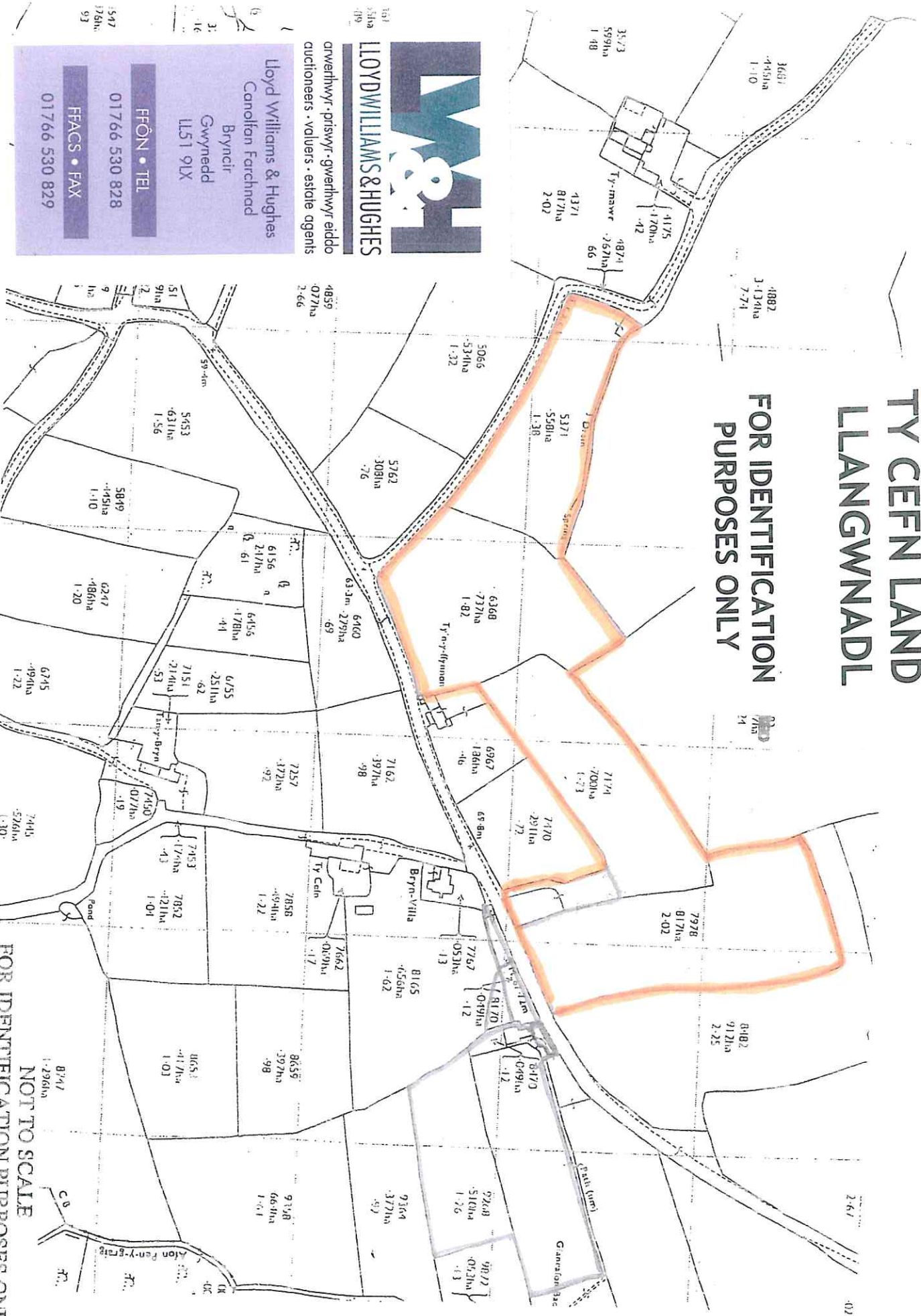
IMPORTANT NOTICE:

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.*

TY CEFN LAND LLANGWNADL

FOR IDENTIFICATION
PURPOSES ONLY



LLOYDWILLIAMS & HUGHES

onrweithwyr - prisiwyr - gwerthwyr eiddo
cuctioneers - valuers - estate agents

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1597
176ha
93

FOR IDENTIFICATION PURPOSES ONLY

NOT TO SCALE

LLOYD WILLIAMS & HUGHES

Canolfan Arwerthiant Bryncir Auction Centre

TENDER FORM

**6.95 acres of land being part of
TY CEFN
LLANGWNADL
PWLLHELI**

Tender to be returned to Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX by no later than **12 noon on 12th APRIL 2017**

I offer the following amount for the above land extending to 6.95 acres approx

-----(figures)

_____ (words)

Signed _____

Name _____

Address _____

Tel No: _____ **Mobile** _____

Solicitors _____

Tel: _____