



Land at Penllwyn, Llannor

Pwllheli, Gwynedd

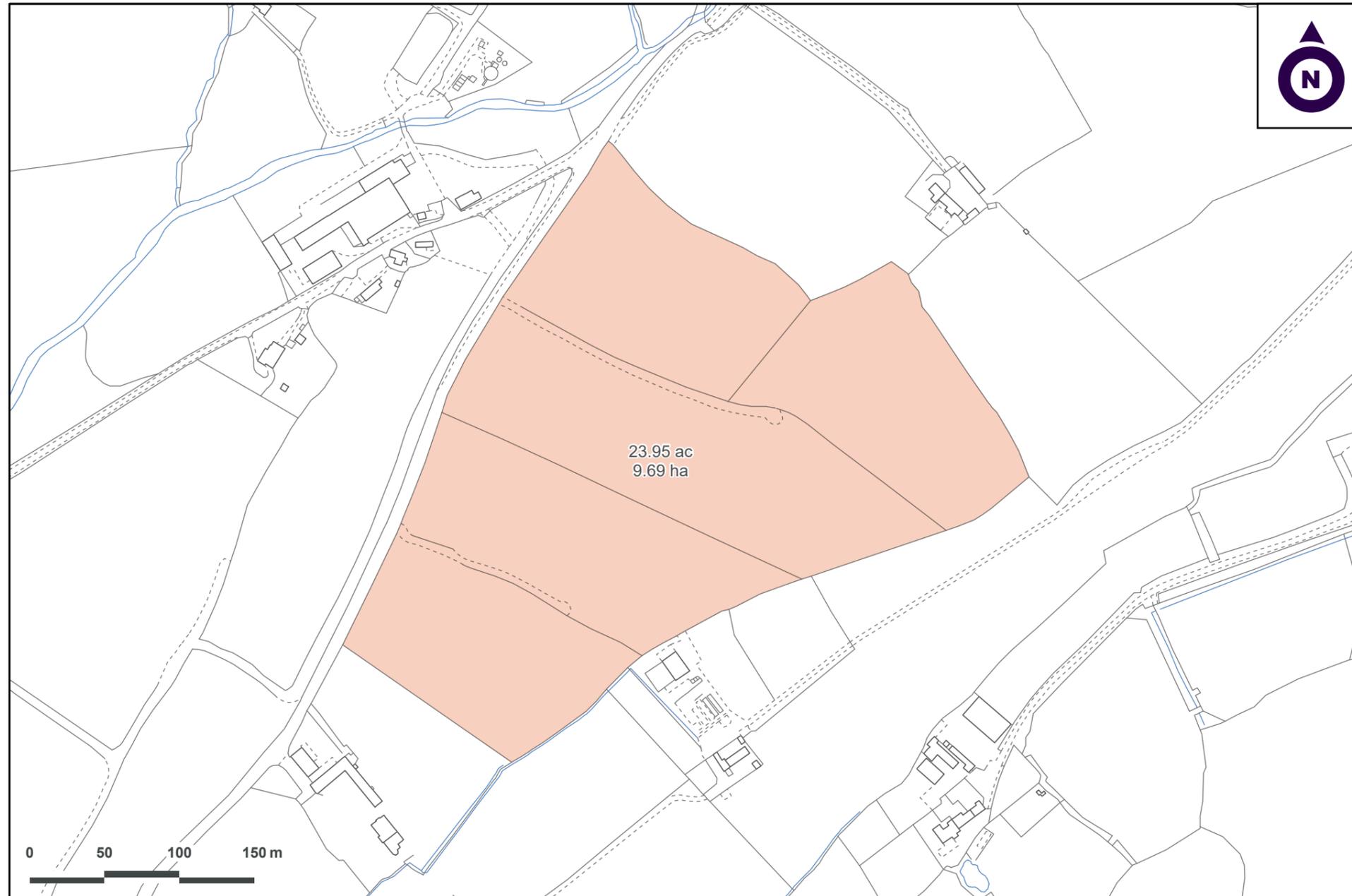
Carter Jonas

**Land at Penllwyn
Llannor
Pwllheli
Gwynedd
LL53 6DH**

**Excellent quality
agricultural land situated on
the Llyn Peninsula.**

An excellent opportunity to purchase approximately 23.95 acres of productive agricultural land which is ideally suited for grazing and cropping.

For sale by informal tender as a single lot.



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Property

Approximately 23.95 acres of excellent productive agricultural land which is ideally suited for grazing and cropping.

Location

The land at Penllwyn is situated on the edge of the village of Llannor and within three miles of the market town of Pwllheli.

Land

The holding is comprised of approximately 23.95 acres of excellent productive grassland. The farmland is arranged into 5 good sized fields which are level or gently sloping.

The farmland has benefitted from regular reseeded and is well suited for suitable for silage and arable crops.

The land is defined by the Agricultural Land Classification Map as being Grade 2 being good quality agricultural land.



Method of Sale

For sale by informal tender.

Tenure & Possession

Freehold with vacant possession.

Basic Payment Scheme

The farmland is registered with Rural Payments Wales.

Services

There is no water supply to the farmland however there is a mains supply in close proximity.

Wayleaves, Easements & Rights of Way

The land is sold subject to all the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Health & Safety

Given the potential hazards of agricultural land we would ask you to be as vigilant as possible when making your inspection for your own personal safety.

VAT

The holding is not registered to VAT.

Sporting Timber & Mineral Rights

The mines and minerals rights are excluded from the sale. The sporting rights are included with the sale.

Local Authority

Cyngor Gwynedd Council
www.gwynedd.llyw.cymru

Viewings

Viewings are strictly by appointment through Carter Jonas on 01248 360414.

Directions

Travelling from the Pwllheli direction pass through the small village of Efailnewydd on the A497. Take the first turning on the right and follow the road for approximately 0.4 miles and the fields are located on the right.



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North Wales

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The Estate Office, Port Penrhyn, Bangor, LL57 4HN

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London, W1G 0BG

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