



Land at Penllwyn, Llannor

Pwllheli, Gwynedd

**Carter Jonas**



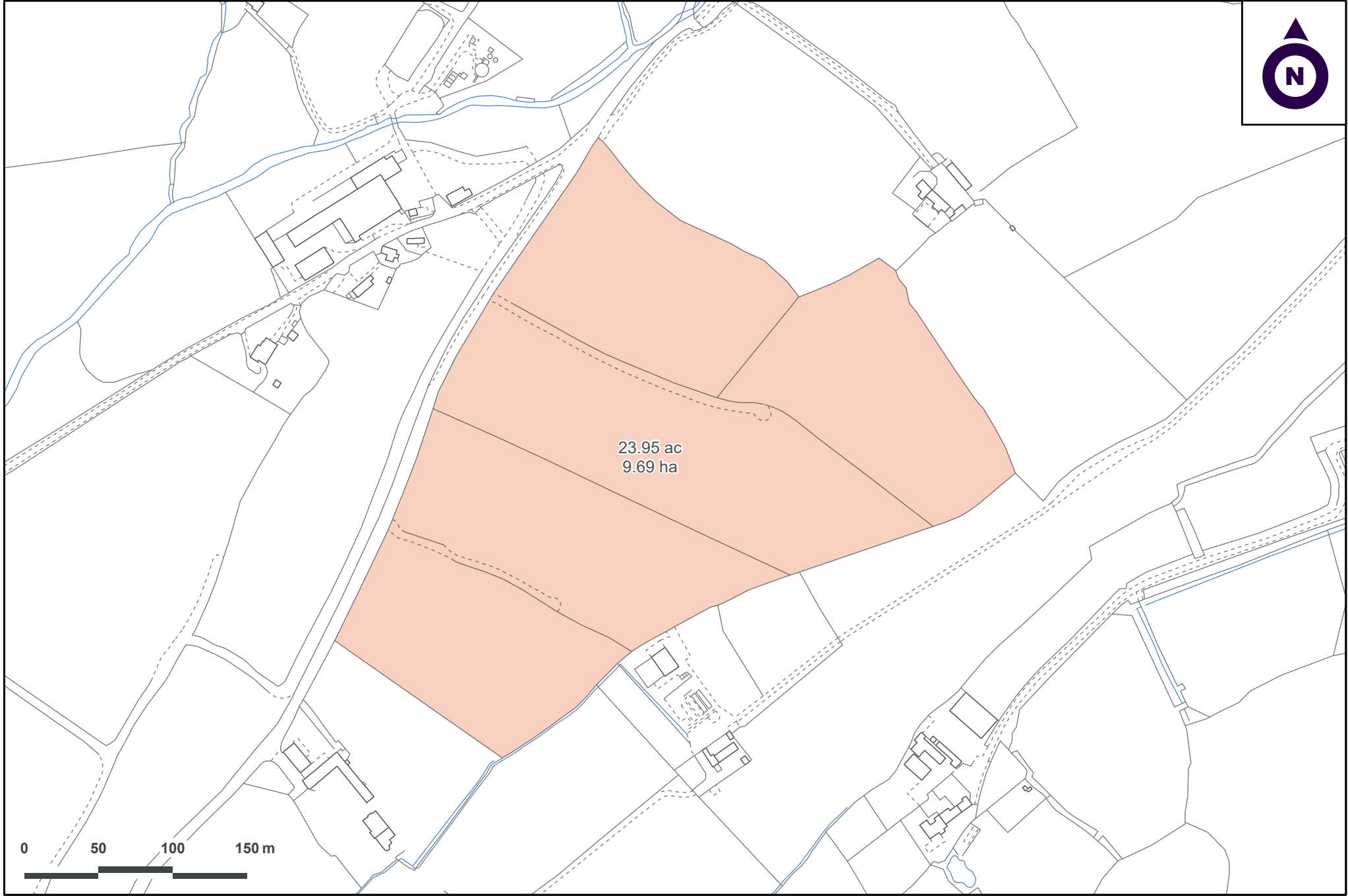
Land at Penllwyn  
Llannor  
Pwllheli  
Gwynedd  
LL53 6DH

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.

Carter Jonas



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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  
reseeding 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

01248 360414 | bangor@carterjonas.co.uk  
The Estate Office, Port Penrhyn, Bangor, LL57 4HN

## National Rural Agency

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

## Important Information

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Offices throughout the UK



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