



# Llwyn Bugeilydd

Caernarfon Road, Criccieth LL52 0PN  
*For Sale As a Whole or In Lotd | Yn Gyfan neu mewn Lotiau*

3 Bedroom Farmhouse, Buildings and  
Caravan Site set in 53.08 acres



# Ar Werth trwy Dendr | For Sale by Informal Tender:

Closing Date: Thursday 28<sup>th</sup> August 2025



Llwyn Bugeilydd represents rare opportunity to acquire a smallholding and caravan site in North Wales located within 1 mile of the seaside resort of Criccieth within easy access of Eryri and the Llŷn Peninsula | Mae Llwyn Bugeilydd yn cynrychioli cyfle prin i gaffael tyddyn gyda maes carafanau yng Ngogledd Cymru wedi'i leoli o fewn milltir i dref Criccieth

**A genuine sale due to ill health, representing a diversified smallholding with a caravan and camping and land extending to 53 acres**





## Ar Werth trwy Dendr | For Sale by Informal Tender:

Closing Date: Thursday 28<sup>th</sup> August 2025

**Offered For Sale as a Whole, or in 3 Lots**

### **The Whole | Yn Gyfan:**

53.08 ac | Farmhouse & Buildings | Caravan Site

**Lot 1:** Farmhouse & Buildings | Caravan Site | 14.79ac

**Lot 2:** Land | 18.12ac

**Lot 3:** Land | 20.17ac

Refer to the Tender Form for Submitting a Tender | Offer



## Tŷ ac Adeiladau **House & Buildings** (Lot 1)

Mae'r ty fferm ac yr adeiladau wed'i leoli i'r Gogledd o'r Maes Carafanau gyda mynediad o'r prif ddreif.

The farmhouse and buildings are situated to the North of the Caravan site accessed off the main driveway.

**In total, Lot 1 amounts to 14.79 acres including the site.**

Overall, the accommodation requires a comprehensive scheme of renovation, the chimneys were recently repaired.

**The ground floor** comprises two reception rooms, kitchen diner, utility room and study. A further outbuilding adjoins the ground floor, accessed externally which could be incorporated within the accommodation subject to consent.

**The first floor** comprises 3 bedrooms and a bathroom.

**Outbuildings** include a lean-to garage, prefabricated concrete garage and a corrugated steel & timber framed garage. Opposite, a further stone outbuilding is located, and land surrounding the bin store for the caravan site.

The farmhouse is of traditional construction, under a part slate and flat felt roof covering. The property is presumed to be 'C3' main residence for Article 4 in Gwynedd.

**Externally** the main tarmac driveway leads past the dog exercise field leading to the farmhouse, continuing beyond to the farmyard. A large rear garden extends the length of the property up to the farmyard; presently overgrown.

**The farm buildings** comprises a substantial range of stone buildings including a sequence of single-story stone buildings, hay-barn and coach houses. The buildings are of stone construction under a partial slate and box profile roof.

The yard provides access to the adjoining land and additional access the caravan site. The buildings have most recently been used for storage; alternative use has not been explored.





## Maes Carafanau Caravan Site (Lot 1)

**Permitted for 40 touring units**, the site comprises 46 pitches in total, 11 grass pitches and 35 hard standing plus a camping area and playground.

As a result of the owner's ill health, the property is presently temporarily closed to the public and is occupied by 8 seasonal pitch holders. The site represents a blank canvas to create a new leisure business utilising the existing permissions, or to seek further expansion or development (*subject to consents*).

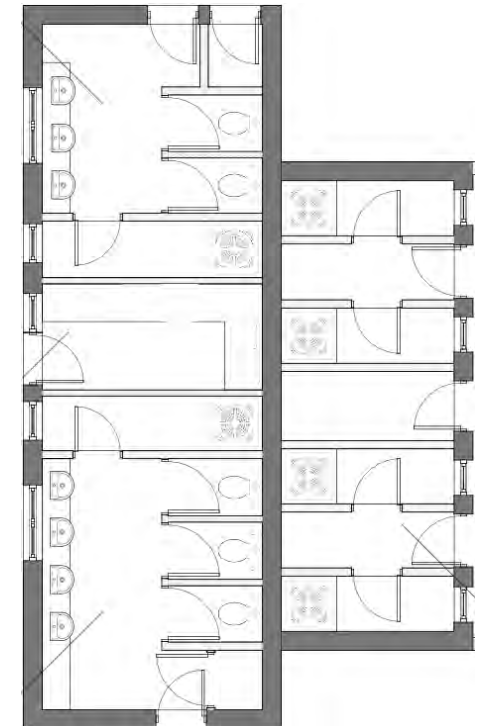
The site gained permission for an additional 10 units, enlargement of the toilet block and an access road in 2016 (C16/1072/41/LL) totalling 40 touring units.

The access road and extension of the toilet block had not been fully completed.

**Hard Standing** pitches are present, each with its own dedicated electric hook up.

The facilities block is situated at Northern end of the caravan site, next-door to the farmyard and buildings. The single storey building is of traditional construction under box profile roof comprising 6 showers, 6 WCs and communal kitchen.

The site has coast and country views overlooking Cardigan Bay, Llŷn Peninsula and the Eryri mountain ranges. The site is accessed off the main driveway, opposite the farmhouse.





## Tir Land *(Lot 2 and 3)*

A rare opportunity to purchase land in the Criccieth area, conveniently located with road frontage and access.

The land has been let for many years and requires a full improvement scheme to maximize its potential.

### **Lot 2 - 18.12 acres South of Llwynbugeilydd**

This block of land runs parallel with the B4411 Criccieth road and is contained within a ring fence of 5 enclosures.

The land is a mixture of free draining grazing and low-lying meadows with reeds evident.

The land is sold with a natural water supply and access must be taken off the B4411.

### **Lot 3 - 20.19 acres West of Llwynbugeilydd**

Lot 3 also has frontage onto the B4411. Access is available via a hard standing track. The land is a mixture of wetland and clean grazing. Natural water services the land.

## **Important Information**

### **Services**

Mains Electric *(3 Phase Not Present)*, Mains Water and Private Drainage

### **Method of Sale**

The land is being sold by Informal Tender, offers must be submitted using the tender form available and is to be returned by 12 noon to the office (27 Penlan St, Pwllheli LL53 5DE) on the tender date.

### **Ratings**

Business Rates: TBC

Council Tax: Council Tax Band 'E'

EPC: 'F'

### **Planning**

The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

### **Viewing**

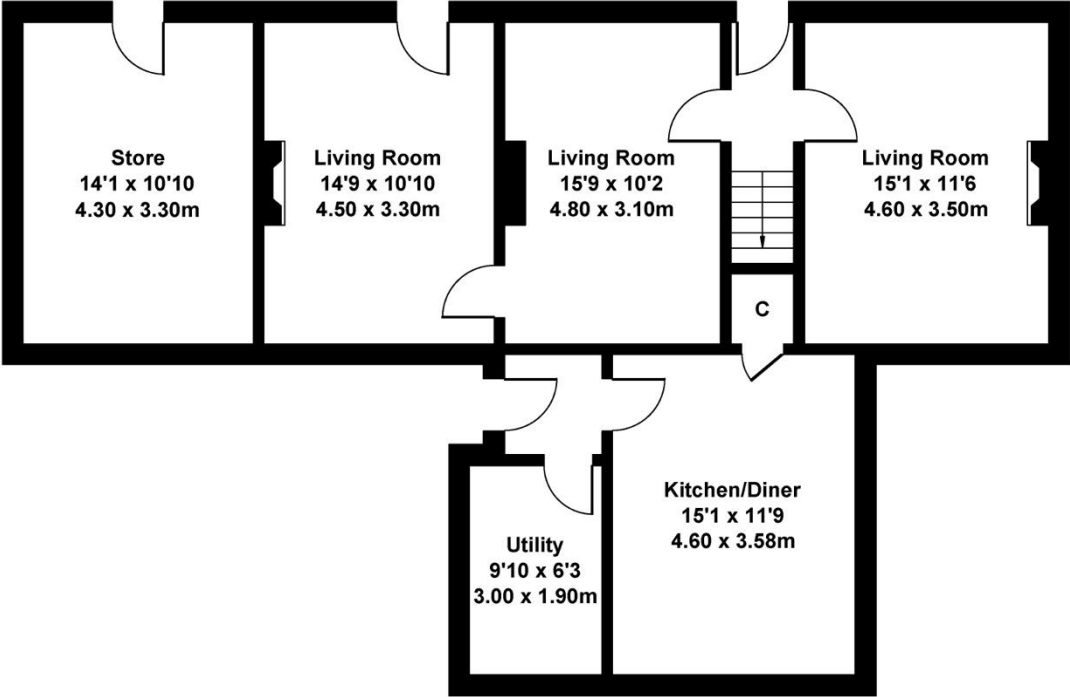
Strictly By appointment only (Lot 1 is Supervised and Monitored by CCTV)

### **Tenure**

Freehold with vacant possession on completion.

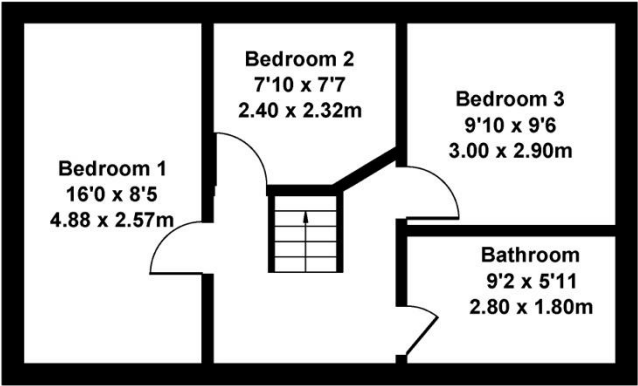


# Plans - Farmhouse



GROUND FLOOR

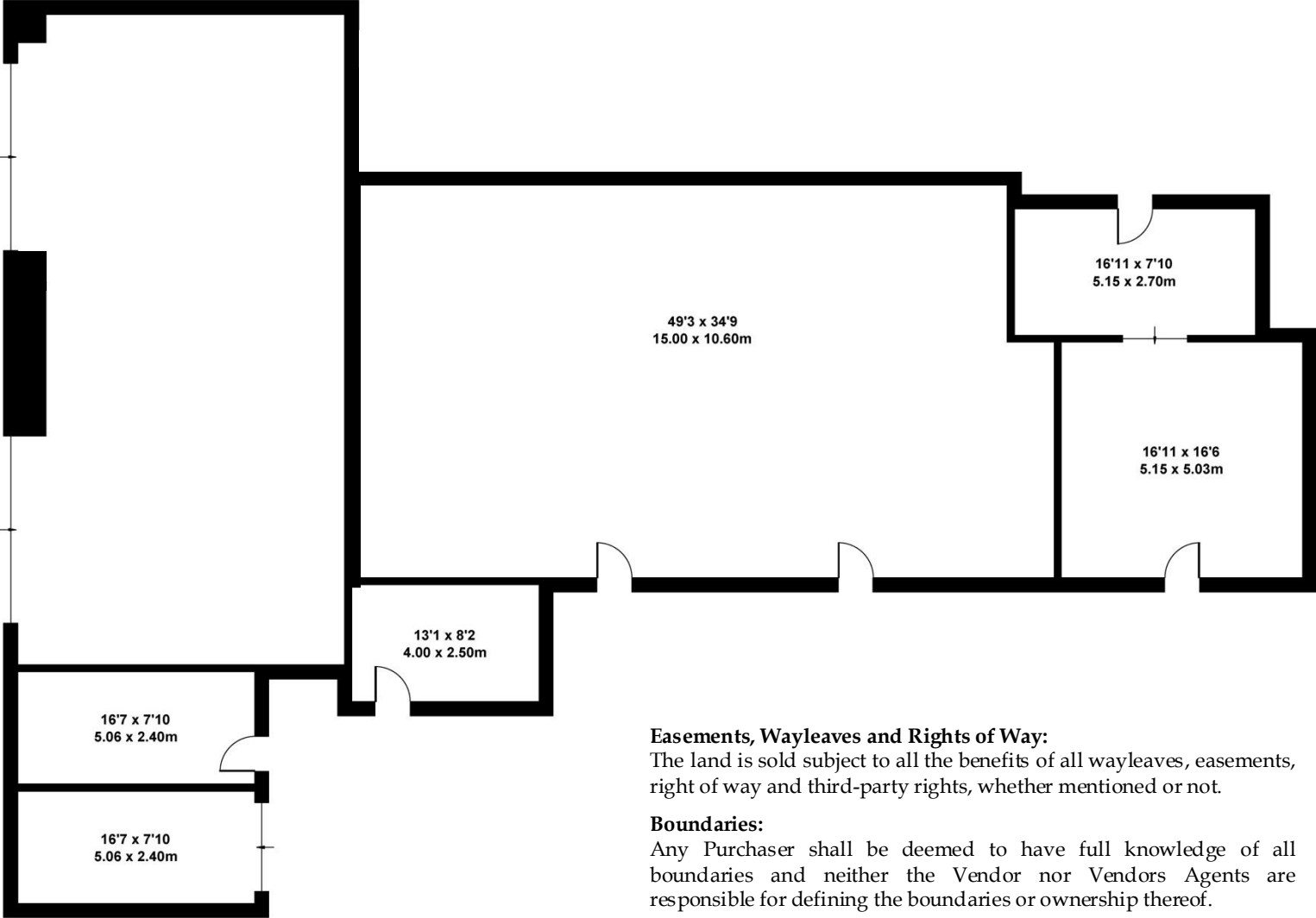
**Location and Directions:**  
From Criccieth head North towards Caernarfon via the B4411. Depart Criccieth past the entrance to Mynydd Ednyfed Country House. Llwynbugeilydd is located on the right-hand side in half a mile.



FIRST FLOOR

*PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. 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.*

# Plans - Buildings



**Easements, Wayleaves and Rights of Way:**  
The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.

**Boundaries:**  
Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

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