



Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Tir / 2.27 Acres of Land as a whole or in two lots
Land formerly part of Ty'n Rhos, Rhoshirwaun
Pwllheli, LL53 8HP

offers in the region of **£20,000**
For Sale By Informal Tender 21.11.2023 www.lwhproperty.com



Land formerly part of Ty'n Rhos, Pwllheli, LL53 8HP

Land formerly part of Ty'n Rhos, Rhoshirwaun LL53 8HP as a whole or in two lots - For Sale by Informal Tender, tenders to hand by 12 noon on 21st November 2023.

Mae'r tir yn mesur 2.27 erw (0.92 hectar) yn gyfan neu mewn dwy lot - Lot 1 yn ymestyn i 1.74 erw ac Lot 2 yn ymestyn i 0.53 erw. Prin daw tir or math yma ar werth yn yr ardal hon.

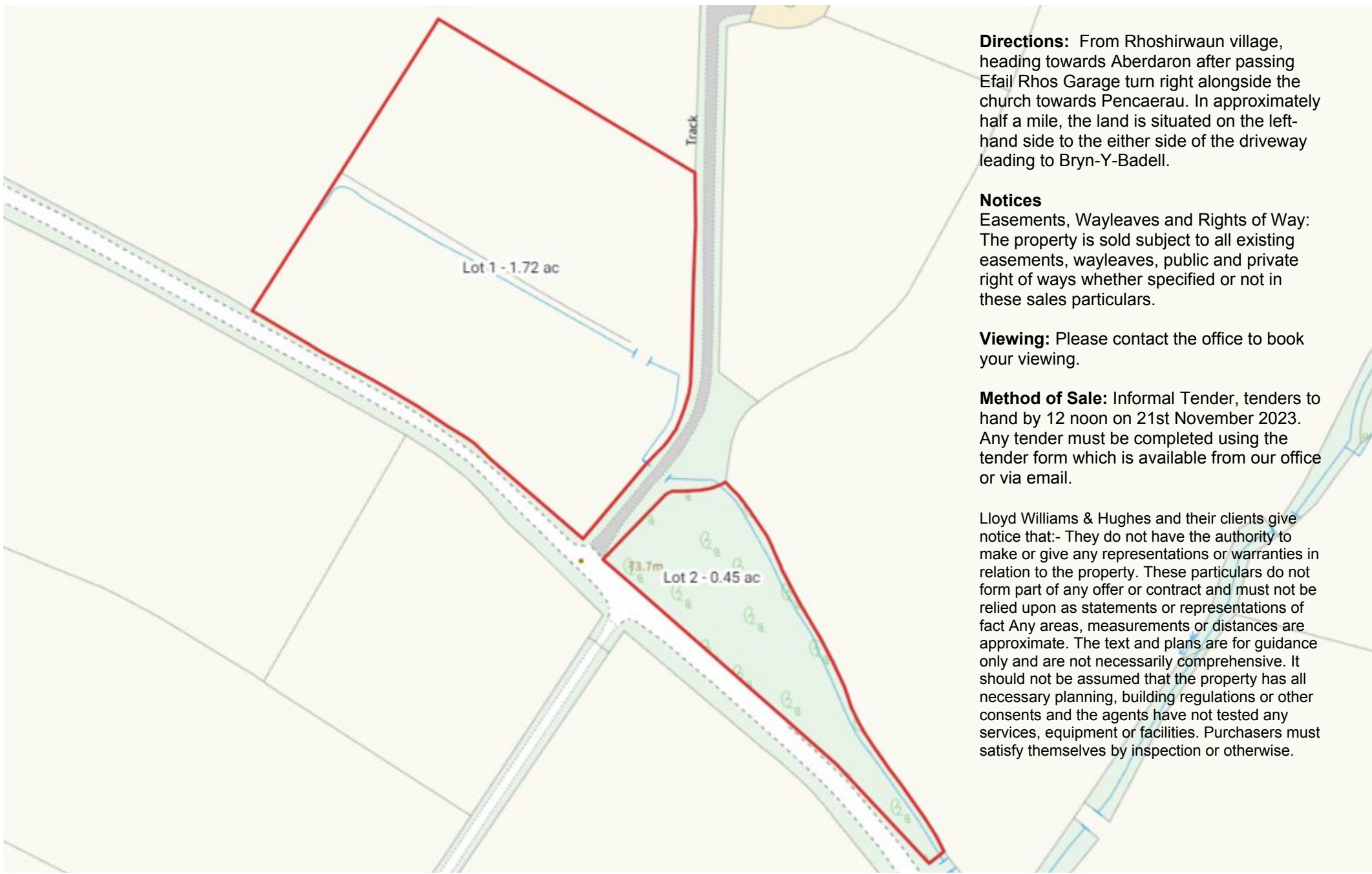
Extending to 2.27 acres (0.92 hectares) as a whole, or in two lots - Lot 1 extending to 1.74 acres and Lot 2 extending to 0.53 acres. Rarely does land of this type and nature come to the open market in this area. The land has convenient access off the public highway leading from Rhoshirwaun towards Pencaerau.

Lot 1 - 1.74 Acres - Guide Price: £15,000

Comprising two parcels of land within one ring fence, lot 1 is down to permanent pasture and is suited to grazing and mowing. Lot 1 has road frontage directly onto the public highway.

Lot 2 - 0.53 Acres - Guide Price: £5,000

Formerly used to house beehives, lot 2 has been left for nature to take its course in recent years. The land lies in a triangular shape alongside the public highway.



Directions: From Rhoshirwaun village, heading towards Aberdaron after passing Efail Rhos Garage turn right alongside the church towards Pencaerau. In approximately half a mile, the land is situated on the left-hand side to the either side of the driveway leading to Bryn-Y-Badell.

Notices
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: Please contact the office to book your viewing.

Method of Sale: Informal Tender, tenders to hand by 12 noon on 21st November 2023. Any tender must be completed using the tender form which is available from our office or via email.

Lloyd Williams & Hughes and their clients give notice that:- They do not have the 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 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 regulations or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.