

Ref: Glyddyn Mawr

Tir ac Eiddo LWH Land and Property CYF  
27 Penlan Street  
Pwllheli  
Gwynedd  
LL53 5DE

1<sup>st</sup> May 2025

Dear Sirs,

### Gwerthiant | Sale of Glyddyn Mawr, Pwllheli

Diolch am fynegi diddordeb yn Glyddyn Mawr, gweler isod amcan bris yr eiddo yn gyfan:

Thank you for expressing interest in Glyddyn Mawr, please see below the price guide:

**Yn Gyfan | As a Whole (116.58 acres)      Price Guide: £1,150,000 to £1,350,000**

Os ydych angen unrhyw wybodaeth, neu i drefnu ymweliad, mae croeso i chi gysylltu â ni.  
For any further information, or to arrange a viewing please do not hesitate to contact us.

### Field Numbers:

#### Glyddyn Mawr Schedule

Schedule	OS	5471	5.06	acres	2.05	ha
	OS	6462	5.11	acres	2.07	ha
	OS	4357	10.59	acres	4.29	ha
	OS	3145	9.01	acres	3.65	ha
	OS	0757	7.56	acres	3.06	ha
	OS	8848	6.10	acres	2.47	ha
	OS	0036	13.31	acres	5.39	ha
	OS	1631	9.80	acres	3.97	ha
	OS	2426	3.73	acres	1.51	ha
	OS	2923	3.55	acres	1.44	ha
	OS	7829	6.96	acres	2.82	ha
	OS	9616	7.98	acres	3.23	ha
	OS	1211	1.21	acres	0.49	ha
	OS	0806	1.11	acres	0.45	ha
	OS	7008	5.41	acres	2.19	ha
	OS	7901	4.74	acres	1.92	ha
	OS	8706	7.06	acres	2.86	ha
	OS	0497	3.80	acres	1.54	ha
	OS	8987	4.49	acres	1.82	ha
			<b>116.58</b>	<b>acres</b>	<b>47.22</b>	<b>ha</b>

**LWH**

## Plan RPW:







# Glyddyn Mawr

## Pwllheli, Gwynedd LL53 6RR

Dros 100 Erw o Dir Safonol ac Adeiladau  
Over 100 Acres of Quality Land and Buildings



Cyfle unigryw i brynu 116.58 erw (47.22 ha) gydag ystod eang o adeiladau modern mewn lleoliad cyfleus, llai nag milltir o'r A499.

A unique opportunity to purchase 116.58 acres (47.22 ha) with a range of modern buildings in a convenient location, less than a mile from the A499. **Ar Werth yn gyfan trwy Tendr | For Sale as a whole By Informal Tender** | Closing Date: Noon on Tuesday 17<sup>th</sup> June 2025





## Y Tir | The Land

Glyddyn Mawr now extends to 116.58 acres (47.22 ha) all of which lies within a ring fence.

The whole farm is presently down to permanent pasture, the majority of which is capable of being use for forage production and grazing of livestock.

Whilst natural water is available to the majority of the enclosures, mains water is also present and available.

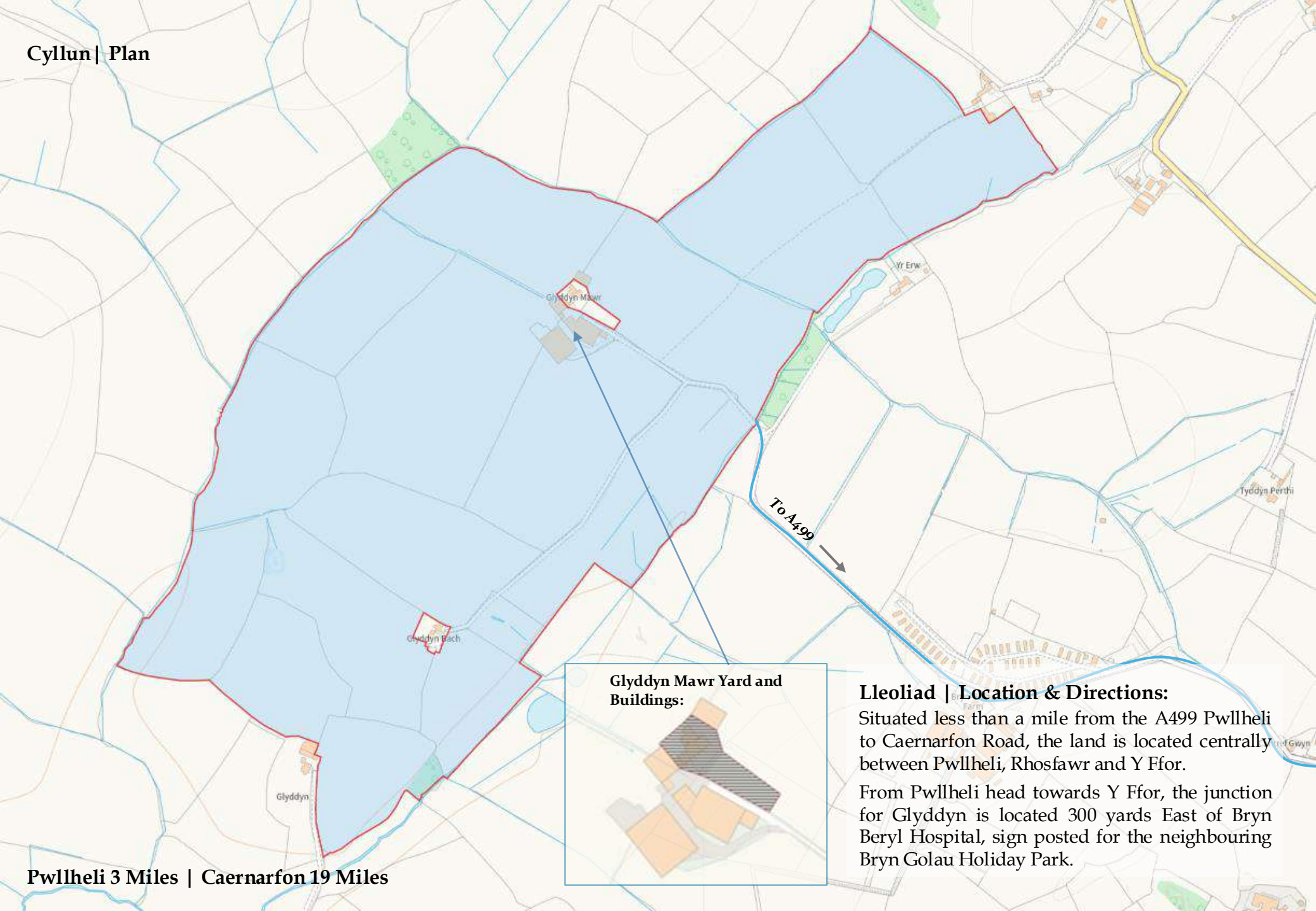
The access road leading to Glyddyn provides access to the Westerly parcels of land, with the remainder accessed directly from the farmyard.

Glyddyn is a holding well known for its grazing qualities producing prime cattle and lambs of the highest quality.

The land has benefited from extensive drainage schemes over the years which have been well maintained.







**Glyddyn Mawr Yard and Buildings:**



**Lleoliad | Location & Directions:**

Situated less than a mile from the A499 Pwllheli to Caernarfon Road, the land is located centrally between Pwllheli, Rhosfawr and Y Ffor.

From Pwllheli head towards Y Ffor, the junction for Glyddyn is located 300 yards East of Bryn Beryl Hospital, sign posted for the neighbouring Bryn Golau Holiday Park.

## Adeiladau | Buildings

Glyddyn has extensive range of modern and well-equipped farm buildings. The buildings have been predominantly used for livestock and storage of machinery

Mains Water and electricity is connected to the majority of the buildings on offer.

### Glyddyn Mawr Comprises:

#### ***18.3m x 15.0m Cattle Shed:***

Steel Framed and curved asbestos roofed cattle shed with central feed passage and 13 cubicles to one side, and loose housing opposite.

#### ***8.0m x 6.0m Stone Building:***

Traditional building, last used as a mess room.

#### ***12.0m x 12.0m Loose Housing:***

Loose housing for cattle of stone & block elevations under a pitched asbestos roof.

#### ***34.0m x 9.3m Silage Clamp:***

Roofed clamp with concrete floor and 8ft retaining walls, steel frame under asbestos and fibre cement roofing.

#### ***24.0m x 7.5m Cubicle Housing:***

Cubicle shed for 44 head of cattle of steel frame construction under asbestos roof.

#### ***24.0m x 8.4m Loose Housing:***

Housing of steel frame under asbestos roof. The above 3 units are linked.

#### ***9.5m x 33.0m Covered Yard Area:***

The above 3 units front this covered yard.



(Description of the Buildings Continued Overleaf)





## Adeiladau | Buildings *(continued..)*

### **30.0m x 12.2m Machinery Store:**

Machinery store of steel frame under box profile covering.

### **30.0m x 26.0m Mixed Use Building:**

Complex of steel frame building under box profile covering with concrete walls to 3 elevations divided internally:

13.0m x 30.0m housing of 50 cubicles with feeding area & passage.

13.0m x 30.0m open span former sheep shed.

### **Livestock Handling:**

A crash barrier lined yard services a cattle race.

### **Lower Yard East of Glyddyn House:**

3 bay Haybarn of steel frame under corrugated steel covering.

Lean to off the haybarn of timber frame clad as above.

Further lean to off the above, clad similarly.

## Gwybodaeth Pwysig | Important Information

**Services:** Mains water and electric declared by vendors (un-tested)

**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.

**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.

**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.

**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.

**Viewing:** By prior notification with the agents. Do Not Trespass Adjoining Homeowners

**Tenure:** Freehold with vacant possession on completion.

**Basic Payment Scheme:** No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.



**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





## TENDER FORM

**Glyddyn Mawr** (Tir ac Adeiladau | Land and Buildings)  
**Pwllheli, LL53 6RR – 116.58 ac**

Dros 100 Erw o Dir ac Adeiladau yn Gyfan  
Over 100 Acres of Quality Land and Buildings as a Whole

**Guide Price for the Whole Property: £1,150,000 to £1,350,000**

*Tender to be returned to Tir ac Eiddo LWH Land and Property at:*  
**27 Penlan Street, Pwllheli, Gwynedd LL53 5DE**

by no later than **12 noon on Tuesday 17<sup>th</sup> June 2025**

I offer the following amount for the whole property:

\_\_\_\_\_ (figures)

\_\_\_\_\_ (words)

### Conditions associated with my Offer:

*Examples: Planning Permissions, Surveys, Inspections, Specific Works, Time Constraints*

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*Feel free to include a supporting explanation note with your tender.*

**COMPLETE THE 'CONDITIONS' AND 'PRUCHASERS DETAILS' SECTION  
OVERLEAF TO ACCOMANY YOUR TENDER ABOVE:**



## Tir ac Eiddo LWH Land and Property CYF

Unless specified, offers are assumed to be based on the property as seen, without further investigation or inspection. For example, if your offer is based on obtaining planning permission, this becomes a conditional bid and must be declared to the agents.

Purchasers' legal advisors will be given full opportunity to review the legal aspects, any sale is on a subject to contract basis.

### Purchasers Details:

Signed \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tel No: \_\_\_\_\_ Mobile \_\_\_\_\_

Email: \_\_\_\_\_

### Solicitors Details:

*Solicitor* \_\_\_\_\_

*Address* \_\_\_\_\_

\_\_\_\_\_

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