



Land at Bachwen

Clynnog Fawr, Caernarfon

**Carter Jonas**



# Land at Bachwen Clynnog Fawr Gwynedd LL54 5AQ

Excellent quality agricultural land  
situated between Caernarfon and  
the Llyn Peninsula.

A rare opportunity to purchase a ring fenced  
block of commercial grassland in the Clynnog  
Fawr area suitable for grazing and cropping.

In all extending to 47.73 acres.

For sale by informal tender as a whole.

Carter Jonas



## Location

The land at Bachwen occupies a coastal position on the edge of the village of Clynnog Fawr. The market town of Caernarfon is 10 miles away and the market town of Pwllheli is 11 miles away.

## Amenities

The holding is situated 5 miles from a busy livestock market at Bryncir and centrally located between Caernarfon, Pwllheli and Porthmadog.

## Land

The holding is comprised of approximately 47.73 acres of excellent productive grassland.

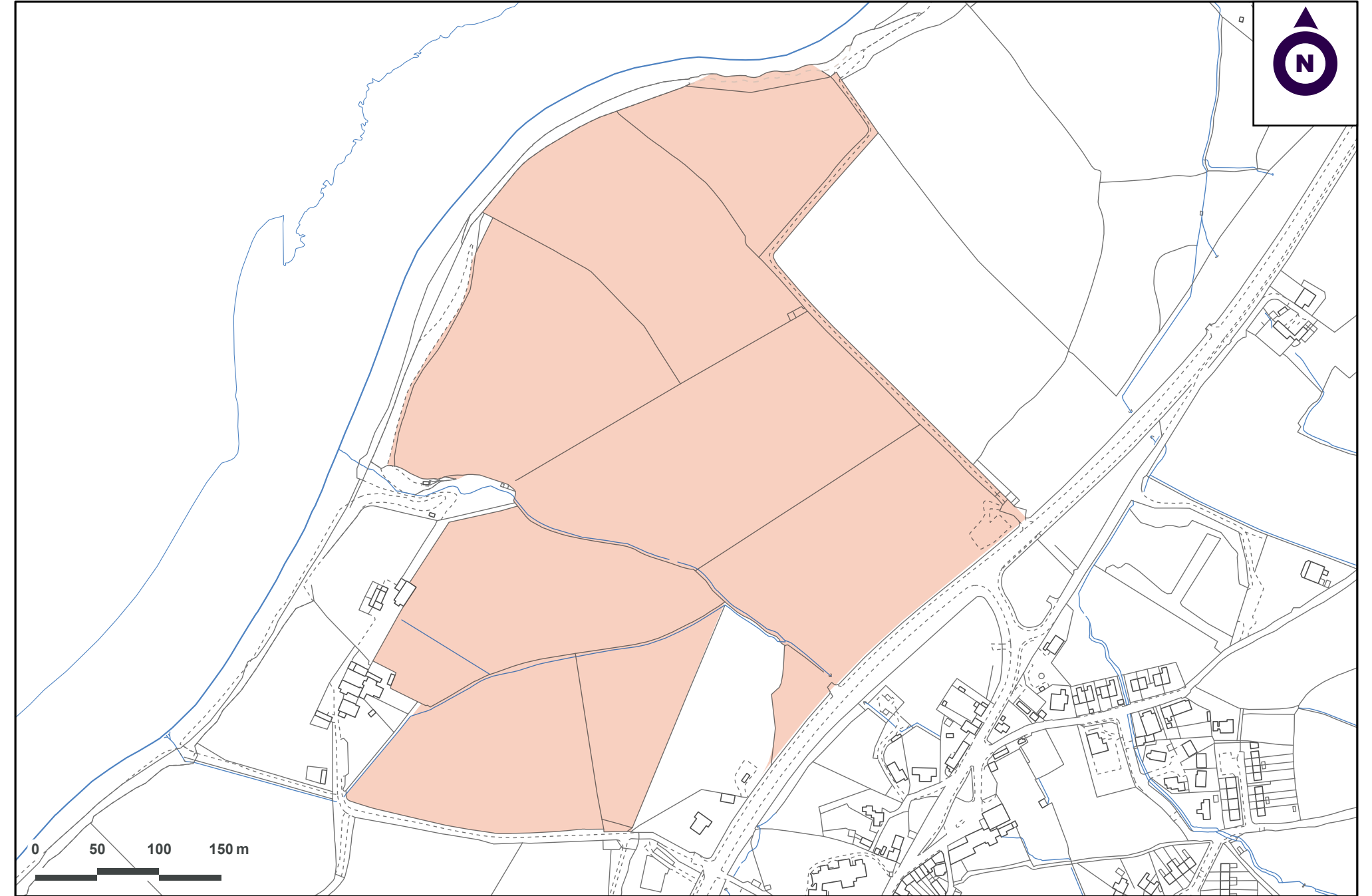
The farmland is arranged into 8 good sized fields which are all level and suitable for modern agricultural machinery. The farmland at Bachwen has benefitted from regular reseeding and is well suited for silage and arable crops.

The land is defined by the Agricultural Land Classification Map as being Grade 3a being good to moderate quality agricultural land.

The farmland is fully stockproof and benefits from a natural water supply.









## 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.

## Overage

The land is to be sold subject to an overage clause which states that for 30 years, should a change of use be implemented resulting in an uplift in value, the vendor would be eligible for 30% of that uplift.

## Services

There is a natural water supply to the land.

## 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

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

## VAT

The holding is not registered to VAT.

## Sporting Timber & Mineral Rights

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

## Local Authorities

Cyngor Gwynedd Council  
[www.gwynedd.llyw.cymru](http://www.gwynedd.llyw.cymru)

## Viewings

Viewings are strictly by appointment through Carter Jonas on 01248 360414

## Additional Information

Vendor's solicitors:

Edward Nutting  
Lanyon Bowdler Solicitors  
Riverside Business Park  
1 & 2 Connaught House  
Benarth Rd  
Conwy LL32 8UB  
01492 557 070

## Directions

From the town of Caernarfon follow the A4871 joining the Caernarfon bypass at the Meifod roundabout. Follow the bypass taking the third exit at the roundabout heading on the A499 towards PONTLLYFNI and the village of Aberdesach. On approaching the village of Clynnog Fawr, there is an entrance on the opposite side of the road approximately 50 metres before the first entrance into Clynnog Fawr. Turn in here passing the Public Bridleway signpost and park immediately on the left (not blocking the bridleway) next to the entrance of the field which allows access to the rest of the holding.



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## North Wales Office

01248 360 414 | [bangor@carterjonas.co.uk](mailto:bangor@carterjonas.co.uk)  
The Estate Office, Port Penrhyn, Bangor, LL57 4HN

## National Rural Agency

07880 084 633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
18 Davies Street, Mayfair, W1K 3DS

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