



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.



**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.

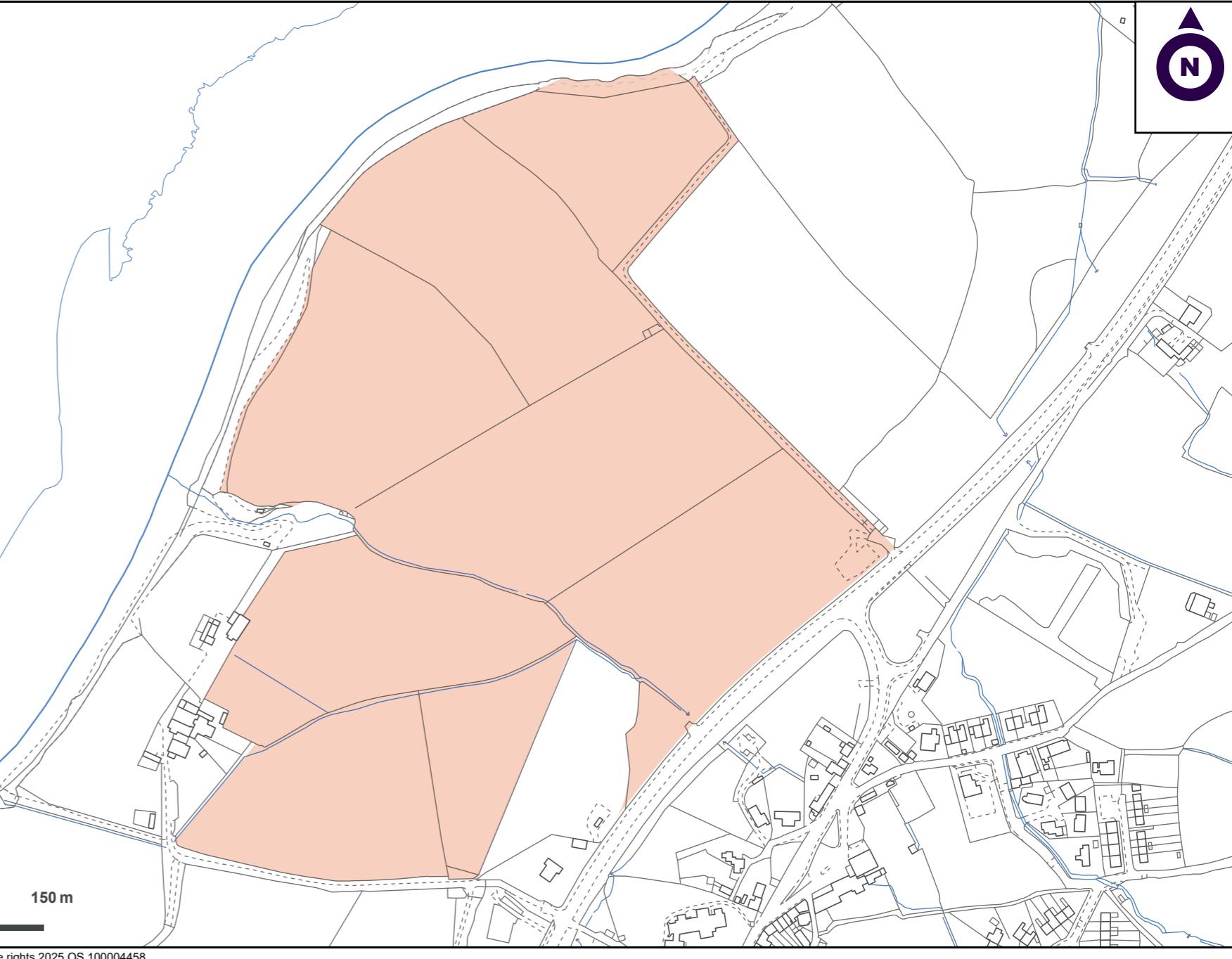
**Land**  
The holding is comprised of approximately  
47.73 acres of excellent productive  
grassland.

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 stocked and benefits  
from a natural water supply.





© Crown Copyright and database rights 2025 OS 100004458

## 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 Pontlyfni 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.

/// what3words

/// repay.pampering.trying



## 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

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Exclusive UK affiliate of



Carter Jonas

CHRISTIE'S  
INTERNATIONAL REAL ESTATE