



Land at Tyn Llan

Caernarfon, Gwynedd

Carter Jonas

Land at Tyn Llan Llandwrog Caernarfon LL54 5SY

A significant block of high quality productive farmland forming part of the historic Glynllifon Estate.

The farmland at Tyn Llan offers a rare opportunity to purchase separate parcels of excellent grassland in the Caernarfon area. Situated on the edge of the village of Llandwrog, each parcel is ring-fenced and all are suitable for producing silage and arable crops.

In all extending to 180 acres.

For sale by private treaty as a whole or in up to four lots.



Location

Situated on the periphery of the village of Llandwrog, the land at Tyn Llan is easily accessible from the A499 which offers access to the Caernarfon area and the Llyn Peninsula.

The market town of Caernarfon is just 6 miles away, while both the University city of Bangor and the market town of Pwllheli are 16 miles away.

Property

Situated to the south of Caernarfon and in an area renowned for productive grassland, the land at Tyn Llan represents the jewel of the Glynllifon Estate and is offered to the market for the first time in centuries.

The land is likely to be of interest to existing farming businesses seeking to expand or as an attractive opportunity to investors looking to secure agricultural assets.

Amenities

The holding is situated 8.6 miles from a busy livestock market at Bryncir and provides easy access to the A55 North Wales Expressway.

Land

Lot 1 - Land at Bodhyfryd

A productive block of farmland extending to 51.15 acres in total. The land is comprised of predominantly improved grassland with some further grazing pasture.

The land is in excellent heart and suitable for arable and silage crops. The block is stockproof and benefits from a natural water supply.



Lot 2 - Land at Tyn Llan

A ring-fenced parcel extending to 49.45 acres in total. The land is comprised of predominantly improved grassland and pasture grazing with some areas of mixed woodland.

The land is well suited for silage production as well as livestock grazing year round. The block is stockproof and benefits from a natural water supply.



Lot 3 - Land north of Llandwrog

A ring-fenced parcel extending to 34.56 acres in total. The land is level or gently sloping and is comprised of pasture with some lower lying areas. Enjoying a pleasant aspect, the land is ideally suited for livestock grazing whilst also being capable of growing silage crops.

Being easily accessible from the public highway this parcel is fully stockproof and benefits from a natural water supply.

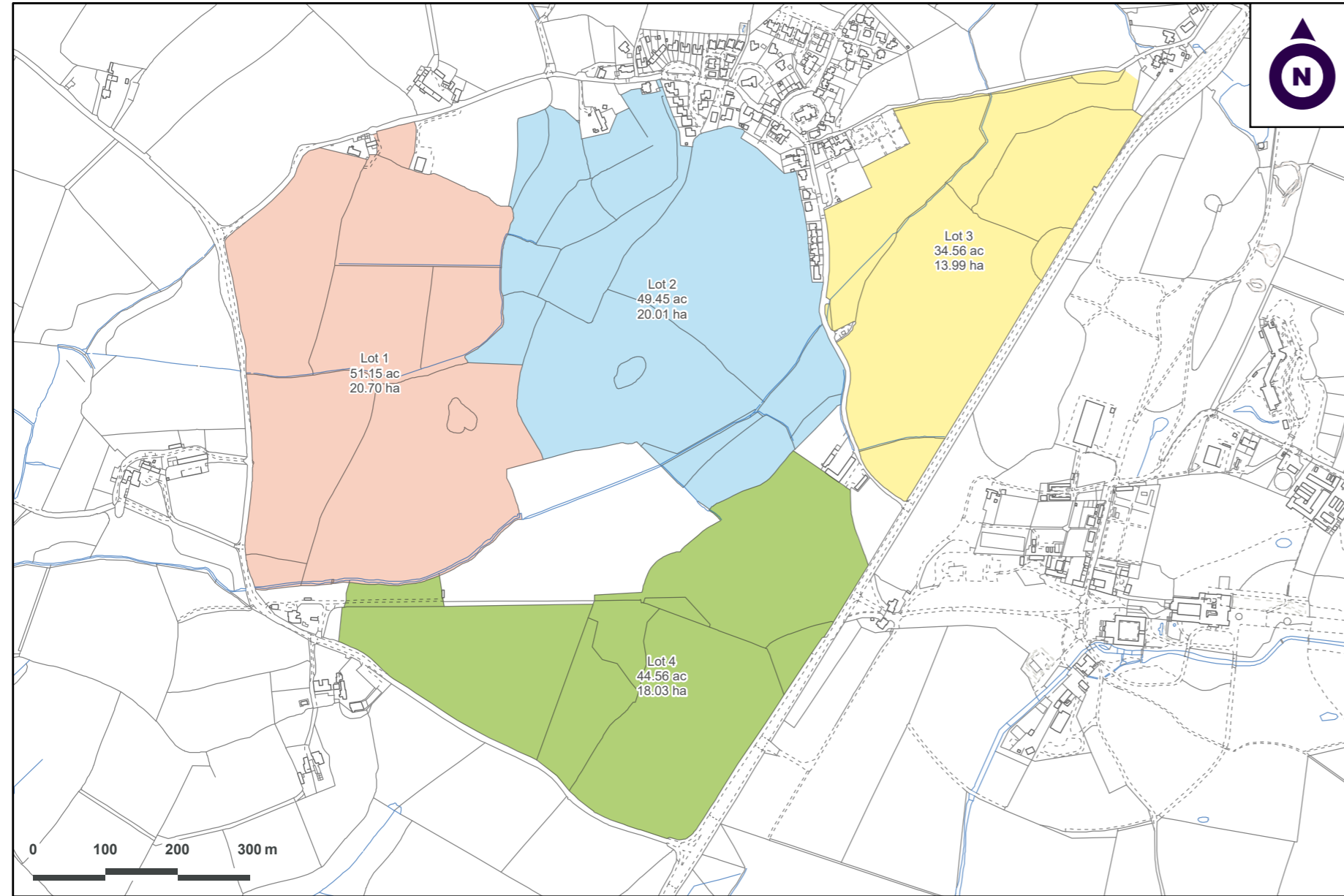




Lot 4 - land south of Llandwrog

An excellent parcel of productive grassland which in all extends to 44.56 acres. The land is level and ideally suited for arable and grass crops as well as livestock grazing all year round.

Again this parcel is easily accessible from the public highway whilst being fully stockproof and benefiting from a natural water supply.



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Method of Sale

For sale by private treaty in four lots. The vendors reserve the right to conclude the sale by any other means at their discretion.

Tenure & Possession

Freehold with vacant possession.

Basic Payment Scheme

The farmland is registered with Rural Payments Wales.

Overage

The property 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.

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

Given the potential hazards of a rural property, we would ask you to be as vigilant as possible when making your inspection for your own personal safety.

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 Authority

Cyngor Gwynedd Council
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 A487 Goat roundabout take the A499 in the direction of Pwllheli. After 1.85 miles turn right signposted Llandwrog. The entrance to Lot 3 will shortly be on the right with access to Lot 2 on the left just before the cottages. For Lot 4 continue on the A499 and the entrance is right off the highway 0.15 miles after the entry to Glynllifon Country Park. For Lot 1 carry on for a further 150 metres and take the right turn signposted Dinas Dinlle. The entrance to the land is then reached on the right after 0.2 miles.



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North Wales

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The Estate Office, Port Penrhyn, Bangor, LL57 4HN

National Rural Agency

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