



Ty Uchaf

Llithfaen, Pwllheli, Gwynedd

Carter Jonas

Ty Uchaf
Llithfaen
Pwllheli
LL53 6NL

A unique opportunity to purchase a Welsh coastal farm extending to approximately 329 acres with a farmhouse in need of full renovation subject to planning permission. Ty Uchaf commands fine views across the Nant Gwrtheyrn valley and Llyn Peninsula coast and benefits from its own stretch of a stunning beach.

In all extending to 329 acres.

For sale by private treaty as a whole.



Location

Ty Uchaf is located in the stunning Nant Gwrtheyrn valley on the dramatic north coast of the Llyn Peninsula. Nant Gwrtheyrn is steeped in industrial and cultural history with the valley retaining a district charm due to its isolation and rugged beauty.

Whilst benefitting from its seclusion, Ty Uchaf is within a short drive of the village of Llithfaen which offers a local shop and public house. The market town of Pwllheli is 8 miles away and has a range of local and national retailers, restaurants and public houses. Whilst being located on the Llyn Peninsula, Ty Uchaf still offers easy access to the University City of Bangor, the A55 North Wales Expressway and the North Wales coast with links to the national motorway network. A direct train link from Bangor (30 miles) to London Euston takes approximately three and half hours.

Historic Note

Ty Uchaf farm extends over a large area of the Nant Gwrtheyrn valley which has been inhabited for millennia. The history of the valley is diverse, with the early history of farming and agriculture having been superseded by a focus on quarrying and mining. The sought after granite extracted from the quarries sustained a thriving community within the valley in the 18th and 19th Centuries. The quarry closed early during the Second World War and the community dispersed. In more recent years the former quarry settlement has been developed into a cultural hub and a renowned Welsh language educational and heritage centre.

Farmhouse

Ty Uchaf farmhouse lies in the valley floor which commands unrivalled views of the surrounding valley and Llyn Peninsula coastline. Formerly the farmstead for one of only three farms in the valley, the building is of stone construction under a slate roof and requires full renovation having been empty for years.

Ty Uchaf farmhouse lies within the Llyn Peninsula Area of Outstanding Natural Beauty. The property is not listed however will require planning consent for the renovation building works and potentially for future use. No pre-application enquiry has been undertaken with Gwynedd Council and potential purchasers should rely on their own enquiries.

Land

Ty Uchaf extends in its entirety to approximately 329 acres. The farmland at Ty Uchaf is diverse, ranging from heather hill land to productive pasture land around the farmstead.

There is approximately 21 acres of pasture grazing land in and around the farmhouse on the valley floor.

The hill land extends to approximately 224 acres and is a mixture of heather grazing on the higher ground with the grazing land leading to the valley floor. Part of the hill ground is registered as common land.

The remaining land is comprised of cliff, parcels of woodland, shoreline and the quarry workings. Please note the conifer woodland block through which Ty Uchaf is accessed (and as can be seen in the photographs) has now been felled.



The Quarry

Falling within the boundary of Ty Uchaf is a former granite quarry that is integral to the history of Nant Gwrtheyrn. The quarry has been closed since 1939 yet its industrial history is clear to see within the valley. The mines and minerals under Ty Uchaf are excluded from this sale.

The Coastline

A particular fine feature of the property is the ownership of a section of shingle beach which can be directly accessed from the farmland. The beach extends to approximately 270 metres and the views are spectacular taking in Porth Dinllaen and as far as South Stack on Anglesey.



Method of Sale

The property is offered for sale by private treaty as a whole.

Tenure and Possession

The property is offered for sale freehold with vacant possession.

Access

Ty Uchaf is accessed by a right of way over adjoining third party land with the right of way limited to agricultural use only. Further details are available from the selling agent.

Basic Payment Scheme

Prospective purchasers should rely on their own enquiries with Rural Payment Wales in respect of the property being registered for the Basic Payment Scheme.

Additional Information

The Vendor will only sell such interest in the boundary fences, walls, ditches, hedges and other boundaries separating the property from third party properties in so far as they are owned.

Please be aware that there is no physical boundary on parts of the hill ground and the enclosed boundary plan should be referred to or any queries raise with the selling agent.

Common land

Part of the hill ground is designated as common ground under Common Register CL61. Further details are available from the selling agent.

Services

There are no services to the property.

Wayleaves, Easements and Rights Of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Health and Safety

Given the potential hazards of a hill farm and a former operational granite quarry we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around steep ground and quarry workings.

Sporting Timber & Mineral Rights

The mines and minerals under Ty Uchaf are excluded from this sale.

Local Authority

Gwynedd Council
www.gwynedd.llyw.cymru

Viewings

Strictly by confirmed appointment with the Vendor’s Agent Carter Jonas 01248 360414

Directions

Turn off the A499 at Llanaelhaearn, follow westward along the B4417 towards Llifthfaen. As you reach the centre of the village, turn right at the crossroads opposite the shop signposted ‘Nant Gwrtheyrn’. Follow this road for 2 miles which descends into the valley. As you reach the bottom of the valley, park carefully on the road prior to the entrance into the Nant Gwrtheyrn Language Centre ensuring that there is sufficient room for vehicles to pass. On foot enter the former woodland along a track, crossing the river and through the field gate which is the entrance into the Ty Uchaf land.



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Important information

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