



Land at Ty Newydd

Clynnog Fawr, Caernarfon

Carter Jonas

Land at Ty Newydd Clynnog Fawr Caernarfon LL54 5DE

A ring fenced block suitable for grazing and cropping along with small parcels of woodland extending to approximately 58.36 acres (23.63 hectares).

A rare opportunity to purchase approximately 58.36 acres of versatile farmland in a ring fenced block. The land is level or on a south facing slope and is suitable for grazing and fodder production.

In all extending to 58.36 acres.

For sale by Formal Tender as a whole.



Location

The land at Ty Newydd occupies an elevated position adjoining the rural village of Tai'n Ion, between Pontllyfni and Llanllyfni. The village of Clynnog Fawr is situated one mile away and it is 9.7 miles to the market town of Caernarfon.

Amenities

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

Farm Buildings

The land at Ty Newydd has the benefit of a 5 bay modern portal frame agricultural building which is in excellent condition. The building is open sided on the front and one side elevation with a box profile sheeting roof and cladding.

The building was constructed to house cows and calves as well as pigs in part. The building benefits from a slatted floor with a 416m³ slurry store.



Land

The land at Ty Newydd is a productive block of predominantly pasture and improved grassland extending in its entirety to 58.36 acres.

The farmland is accessed by means of a right of way which leads to a well constructed stone track which provides access to improved grassland fields and areas of woodland situated below the track where a small watercourse provides natural water supply for livestock. This lower block of woodland extends to approximately 5.75 acres.

The ground then rises, steeply in part, however is suitable for grazing with cattle and sheep and for cropping.

The higher ground again is suited for grazing and cropping having been improved. There are pockets of further woodland, gorse and rush however the land is clearly in good heart.

There are a number of streams and a river running along the Southern boundary which provides ample natural water supply as well as a spring water supply for the shed and water troughs. In addition the holding is backed up by mains water supply.



Method of Sale

The property is offered for sale by FORMAL TENDER.

The LEGAL PACK is available for any potential purchaser or their professional advisors to view and will be supplied in electronic format or hard copy on request. This LEGAL PACK will include the Form of Tender, Sales Contract and Pre-Contract Enquiries and are available by request of the Vendor's Solicitor at Lanyon Bowdler Riverside Business Park, 1 & 2 Connaught House, Benarth Rd, Conwy LL32 8UB.

Tenders are invited by 12 noon on the Friday 25th October 2024 to Carter Jonas, The Estate Office, Port Penrhyn, Bangor, Gwynedd, LL57 4HN and addressed in a sealed envelope marked **Tender for Land at Ty Newydd**.

Contracts are to be exchanged on the Tender Deadline as soon as the seller has selected the successful tenderer, and the successful tenderer will be required to complete the purchase within 28 days of the Tender Deadline, as stipulated in the Contract.

A deposit of 10% of the amount tendered must be submitted with any tender and the deposit will be taken on exchange of contracts with the successful tender. Any deposits from unsuccessful tenderers will be returned by post.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession.

Basic Payment Scheme

The holding is registered by Rural Payment Wales. No Basic Payment Scheme Entitlements are included with the sale however may be available to purchase by separate negotiation.

The Vendors has claimed the 2024 payment.

More detailed information is available from the selling agents, however, it is advised that all purchasers take independent advice on the ability to claim under the Basic Payment Scheme.

Services

The holding has the benefit of a natural water supply and a metered mains water supply to the agricultural building.

Wayleaves Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Health & Safety

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

Local Authority

Cyngor Gwynedd Council
www.gwynedd.llyw.cymru

Viewings

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

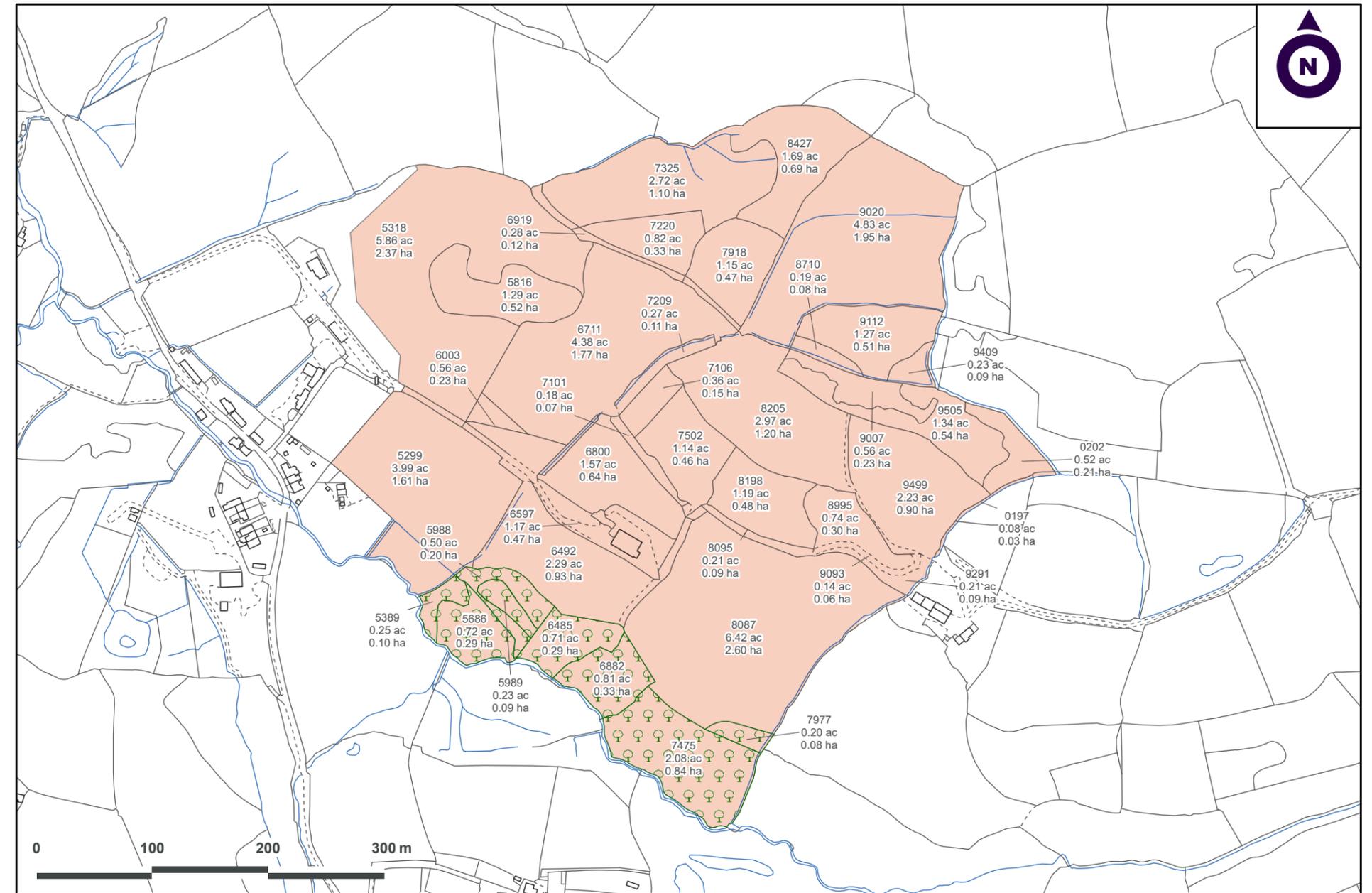


Directions

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 towards Pontllyfni. Take a left turn into Pontllyfni then follow the small road up past a Church and Brynaerau school. At the T-junction turn right, then in 100yds make a left turn towards Tai'n Ion. You will find the holding (signposted Llechnant) on the left as you come into Tai'n Ion village.



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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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Important Information

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