

THE GLYNLLIFON ESTATE

GWYNEDD, NORTH WALES

Carter Jonas

The Glynllifon Estate Caernarfon Gwynedd

A historic rural estate comprising extensive in-hand farmland, let agricultural investments and significant further opportunities, including scope for natural capital and diversified income streams.

One of the most renowned estates in North Wales, the Glynllifon Estate is available for sale for the first time since 1700 when it was acquired by the Wynn family.

Positioned between Caernarfon and the Llyn Peninsula, the Estate consists of predominantly productive in-hand farmland and let agricultural holdings situated in a coastal location. In addition, there are a range of sporting and mineral opportunities across the Estate.

In all extending to approximately 901 acres (364 ha).

For sale by private treaty as a whole or in a variety of lots.



Location

Situated between Caernarfon and the village of Clynnog Fawr, the Glynllifon Estate is easily accessible from the A499 which offers access to the Caernarfon area and the Llyn Peninsula.

The market town of Caernarfon is within close proximity, Bangor and the market town of Pwllheli are also easily accessible.

Amenities

Caernarfon provides a range of services including primary and secondary schools, supermarkets, independent retailers, public houses and eateries.

Bangor provides further local and national retailers as well as educational facilities including Bangor University.

The holding is situated 8 miles from a busy livestock market at Bryncir.

Located centrally in the county of Gwynedd, the Estate has excellent access to the A55 North Wales Expressway which gives ease of access to the national motorway network. A direct train from Bangor takes less than four hours to London Euston.



Property

The Glynllifon Estate is offered for sale as a whole, extending to approximately 901 acres (364 ha), or in a number of lots.

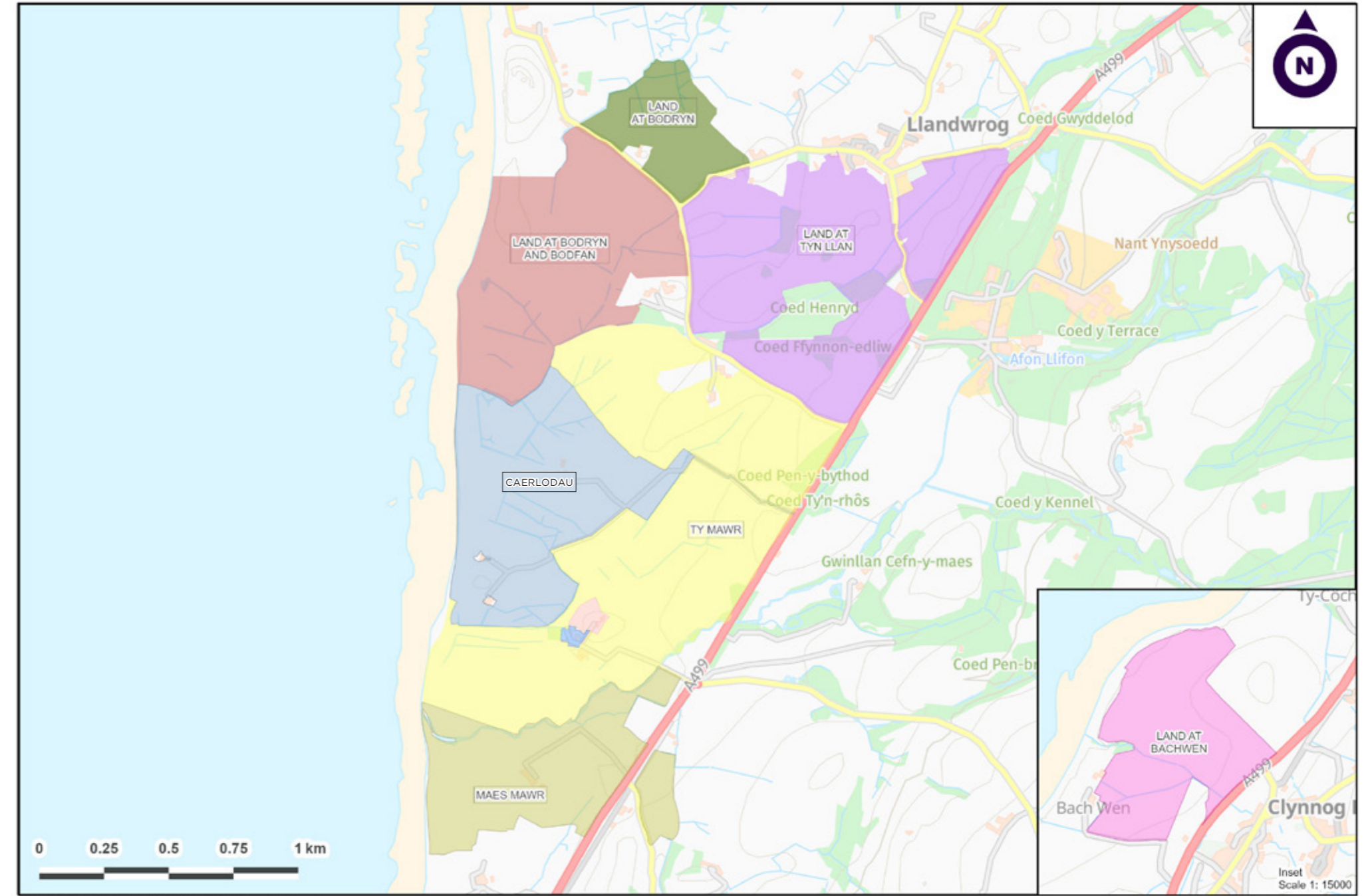
Sporting and mineral opportunities

The Glynllifon Estate has the benefit of reserved sporting and mineral rights across the Caernarfon and Llyn peninsula.

There are a number of let shooting ventures on the estate offering the opportunity for any new owner to personally enjoy shooting or to benefit from diversified income through let shooting.

The Estate has retained a broad range of mineral rights across the region which again can offer a potential diversified income stream to any new owner.

Lots	Property Name	Description	Acres	Ha	Occupancy
Lot 1	Ty Mawr	A substantial livestock holding situated near Caernarfon extending to approximately 265 acres (107 ha). Available as a whole or in up to six lots	265	107	Vacant possession on completion
Lot 2	Tyn Llan	A significant block of high quality productive farmland situated on the edge of the village of Llandwrog. Available as a whole or in up to four lots which in all extend to 180 acres (73 ha).	180	73	Vacant possession on completion
Lot 3	Bodryn/Bodfan	A productive block of land situated near Dinas Dinlle extending to approximately 137 acres (55 ha).	137	55	Vacant possession on completion
Lot 4	Land at Bodryn	A parcel of grassland extending to approximately 42.57 acres (17 ha) on the approach to Dinas Dinlle.	42	17	Vacant possession on completion
Lot 5	Land at Bachwen	A ring-fenced block of commercial grassland by Clynnog Fawr extending to 47.73 acres (19 ha).	47	19	Vacant possession on completion
Lot 6	Maes Mawr	An equipped livestock holding extending to approximately 100 acres (40 ha).	100	40	First succession Agricultural Holdings Act Tenancy
Lot 7	Caerloda	An equipped livestock holding extending to approximately 130 acres(52 ha).	130	52	First succession Agricultural Holdings Act Tenancy
WHOLE	WHOLE		901	364	



Lot 1

Ty Mawr Farm Ffordd Clynnog Pontllyfni Caernarfon LL54 5ED

A productive livestock holding situated near Caernarfon extending to approximately 265 acres (107 ha).

Ty Mawr comprises a four-bedroom farmhouse, an attached three-bedroom cottage and a range of modern and traditional farm buildings. The farmland is a ring-fenced block of improved grassland in excellent heart with some permanent pasture.

The property is offered for sale by private treaty as a whole or in up to six lots.

In all extending to 265 acres (107 ha).

Ty Mawr Farmhouse

Ty Mawr Farmhouse is an impressive stone built property situated on the edge of the farmstead and at the heart of the holding. The farmhouse offers comfortable and spacious family accommodation with an attractive blend of modern living with many retained traditional features.

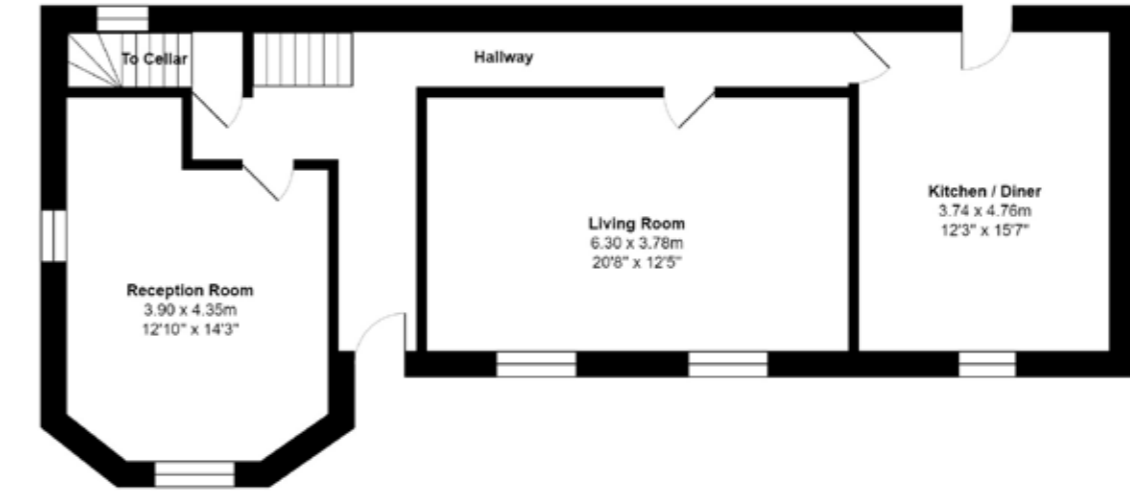
The extensive accommodation comprises on the ground floor a fitted kitchen, a spacious living room with dining area and fireplace, a further reception room with cellar below. Upstairs the property benefits from four bedrooms and a family bathroom.

The house enjoys a coastal position with views towards Yr Eifl whilst having fine views of the mountains of the Nantlle valley and Eryri National Park.

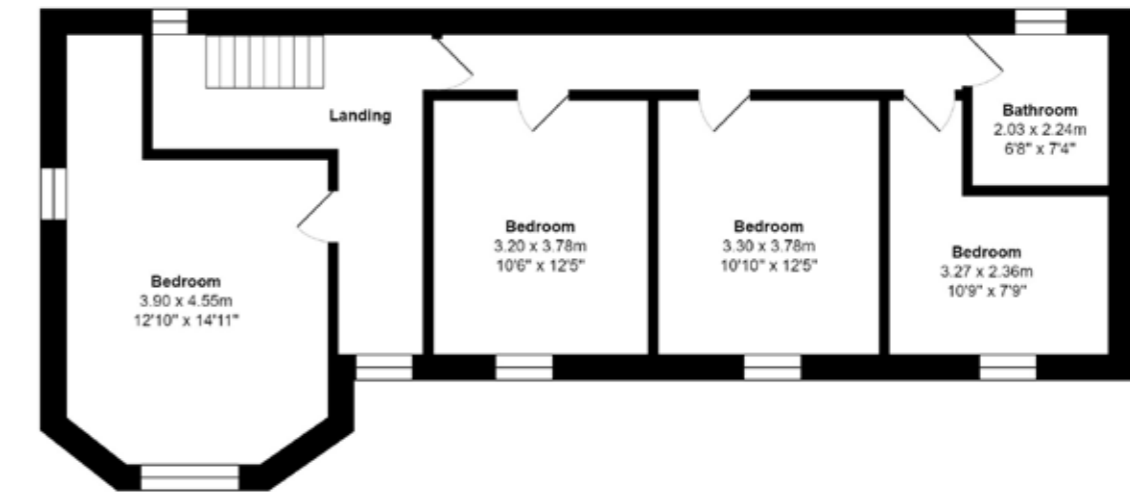


Floor Plan

Ty Mawr Farmhouse
Pontllyfni
Caernarfon
LL54 5ED



Ground Floor



First Floor

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Ty Mawr Cottage

Ty Mawr Cottage is a stone built property adjoining the principal farmhouse and provides modern yet charming living accommodation as a side annexe to the farmhouse.

The cottage has been run successfully as holiday accommodation however would also be suitable for additional family accommodation or as a longer term letting.

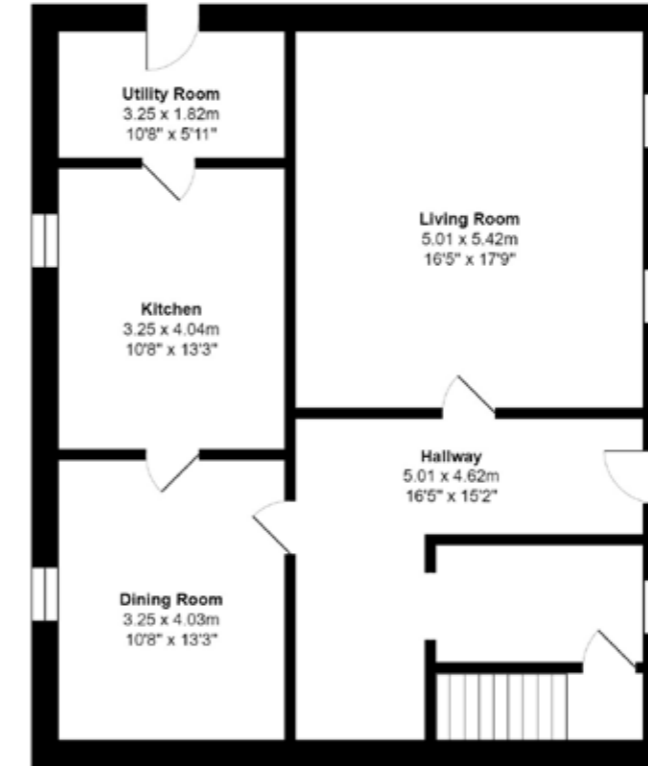
Both floors of the property are spacious providing a country-style kitchen and sitting room, three large bedrooms, bathroom and WC.

Externally there is a pleasant garden which affords fine coastal and countryside views.

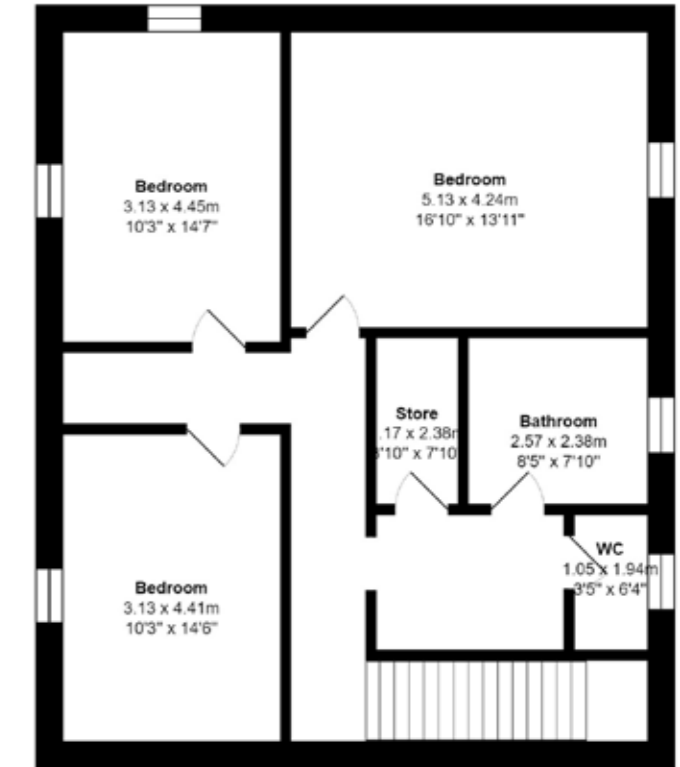


Floor Plan

Ty Mawr Cottage
Pontllyfni
Caernarfon
LL54 5ED



Ground Floor



First Floor

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The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

The holding houses a number of modern farm buildings as well as a range of traditional stone outbuildings.

The farm buildings are well ventilated and all benefit from mains water and an electrical supply. The modern farm buildings may be accessed from the main access track which is suited for modern agricultural vehicles.

There is also a range of traditional stone outbuildings located on the holding with the majority of these adjacent to the farmhouse. These buildings are suitable for a range of uses supplementary to the farm and have potential for alternative uses subject to securing the requisite planning permissions.

	Building	Measurements (Approximate)	Description
1	Stone barns	230m ²	A range of traditional stone outbuildings under slate roofs and a series of old pig sties which are attached or close to the farmhouse.
2	Stone barn	125m ²	A traditional stone outbuilding under a slate roof ideally suited for storage.
3	Stone barn	70m ²	A traditional stone outbuilding with attractive facade under a slate roof ideally suited for storage or conversion with suitable permission.
4	Stone barn	215m ²	An impressive linear range of traditional stone outbuildings with slate roofs which enjoy fine coastal views.
5	General purpose agricultural shed	685m ²	A six bay steel portal frame building with concrete floors. Adjoining lean-to and concrete yard to the North and mechanic's workshop to the South.
6	Stone barns	350m ²	A range of traditional stone outbuildings under slate roofs with access track and enclosed yard.
7	General purpose agricultural shed	660m ²	An eight bay steel portal frame agricultural building of less than ten years with concrete floors half of which are slatted with slurry store underneath.
8	General purpose agricultural shed	275m ²	A modern steel portal frame agricultural building with power and water supplies.



Land

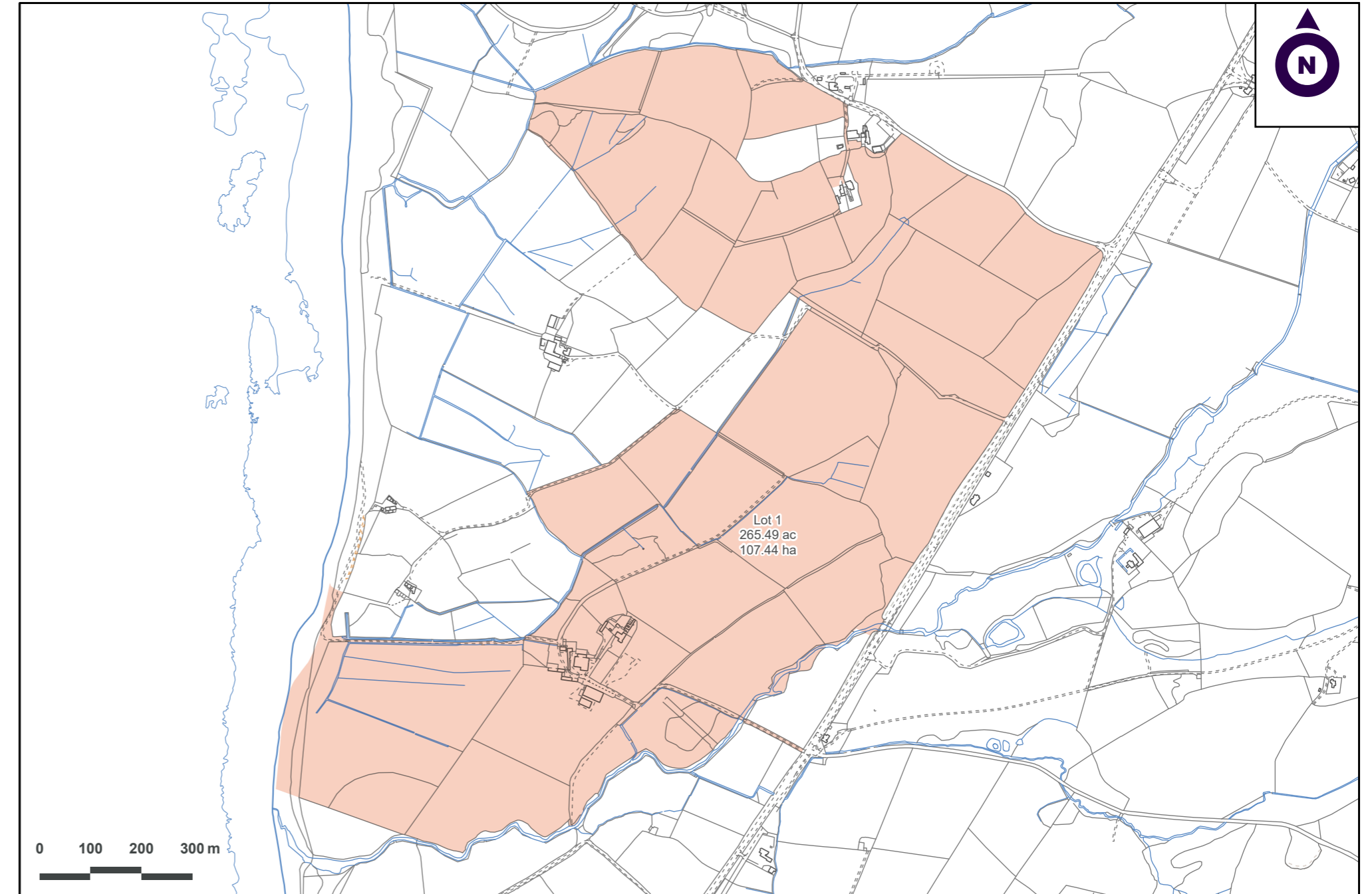
Ty Mawr Farm is a productive livestock unit with the farmland extending to approximately 265 acres (106 ha) in total and being comprised of a mixture of improved grassland and permanent pasture.

The grassland is renowned for its extended growing season and for finishing livestock.

The principal block may be accessed from the farmstead and extends to approximately 165 acres. The land is comprised of predominantly pasture grazing with some lower ground and is easily accessible from internal tracks and is stockproof.

Adjoining this is a secondary block extending to approximately 100 acres (40 ha) situated to the north of the farmstead with gated access points between the two

blocks passing over an access lane. This block is comprised of mostly improved grassland that is suited for cattle and sheep grazing whilst also providing silage ground. Being easily accessible from the public highway this parcel is fully stockproof and benefits from a natural water supply.



Lot 2

Land at Tyn Llan Llandwrog Caernarfon LL54 5SY

A significant block of high quality productive farmland. Located near the village of Llandwrog.

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 (73 ha).

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



Land

Lot 1 - Land at Bodhyfryd

A productive block of farmland extending to 51.15 acres (20 ha) 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 (20 ha) 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 (14 ha) 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.



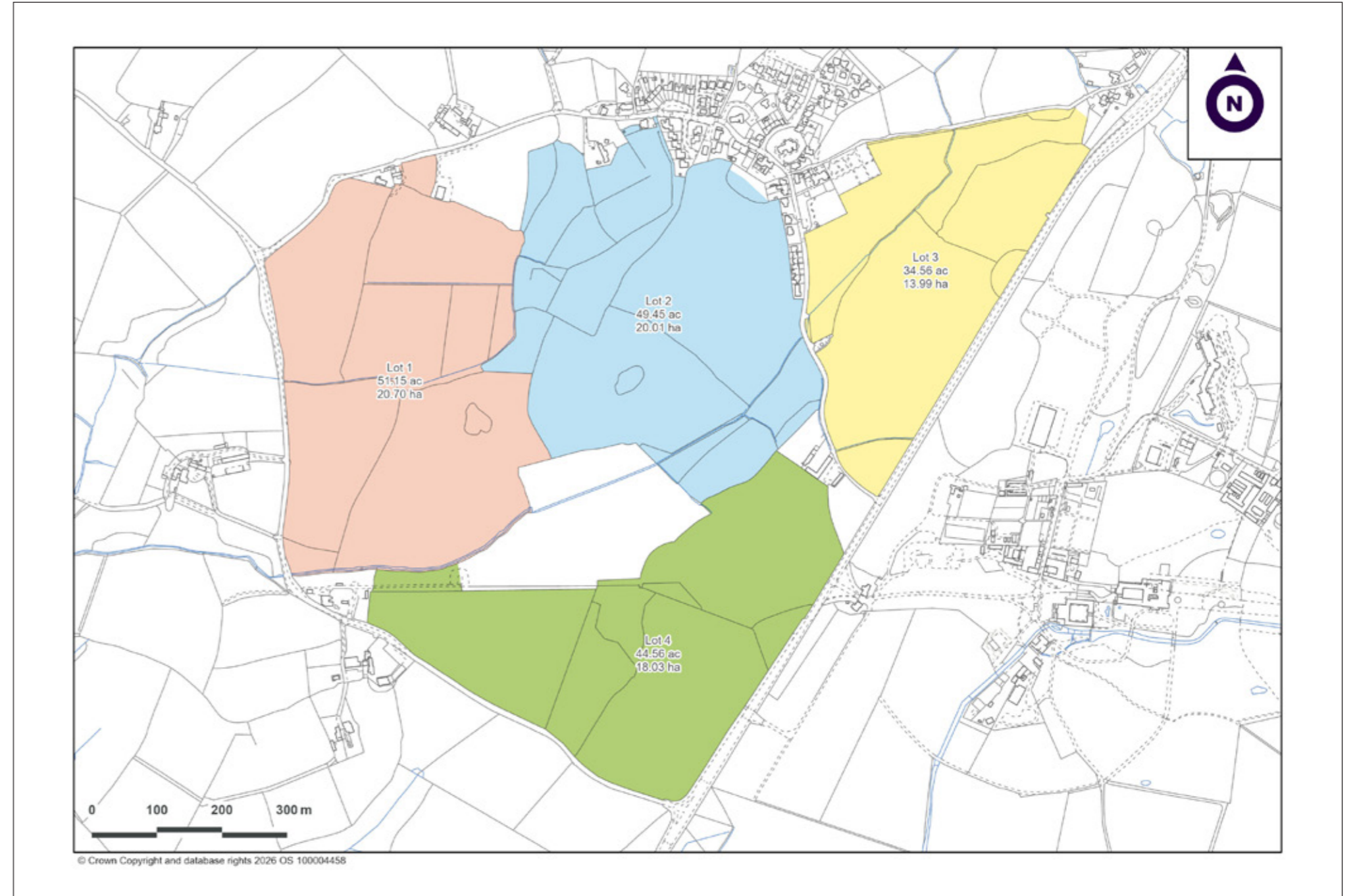
Lot 4 - Land south of Llandwrog

An excellent parcel of productive grassland which in all extends to 44.56 acres (18 ha). 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.



Lot 4



Lot 3

**Bodfan land &
Part Bodryn land
Dinas Dinlle
Caernarfon
LL54 5TN**

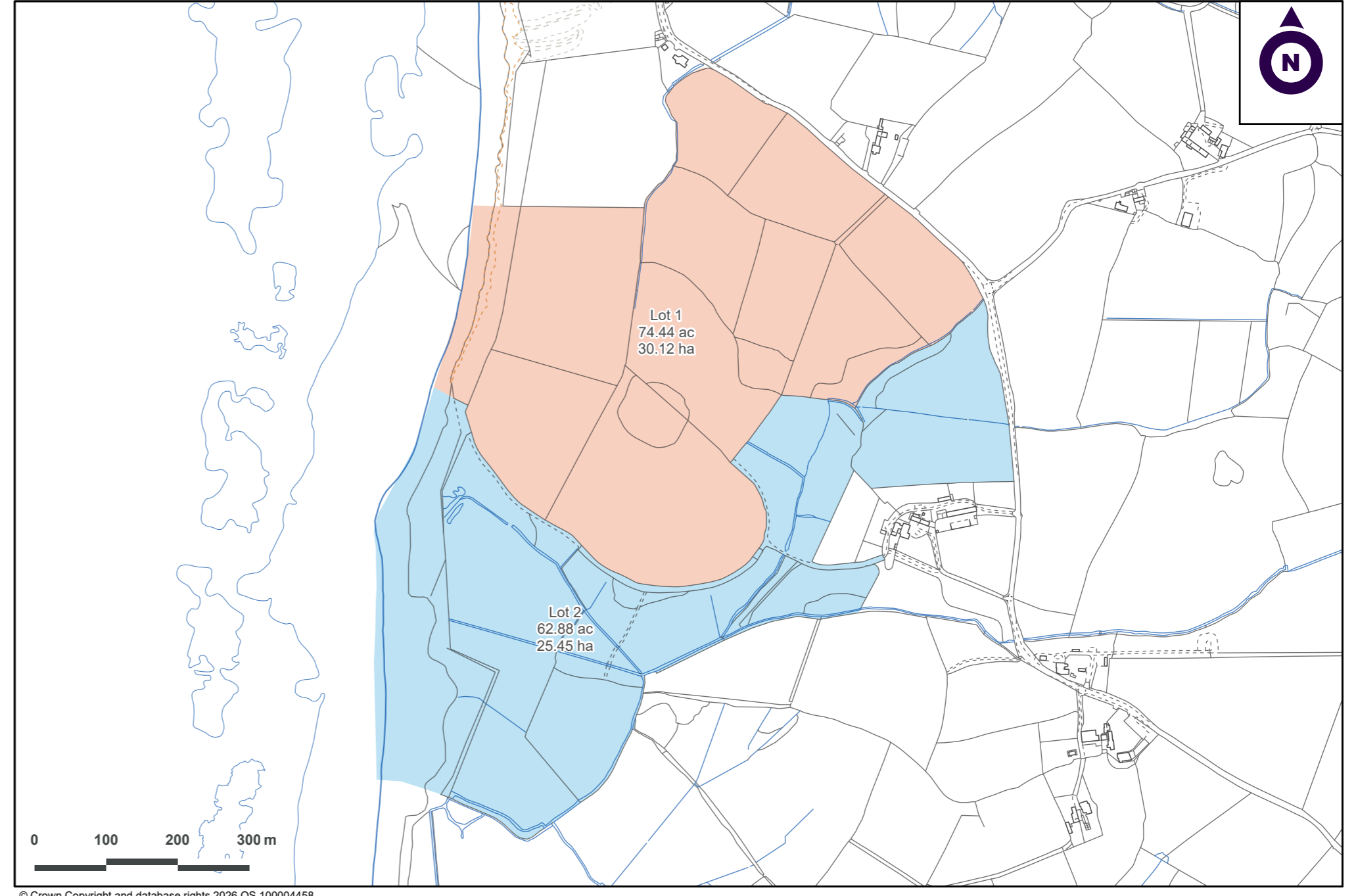
**A productive block of land
situated near Caernarfon
extending to approximately
137 acres (55 ha).**

The block is comprised of mostly improved grassland that is suited for cattle and sheep grazing whilst also providing silage ground and potential for arable. Being easily accessible from the public highway, the land is stockproof and benefits from a natural water supply.

In all, extending to approximately 137 acres (55 ha).

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





Lot 4

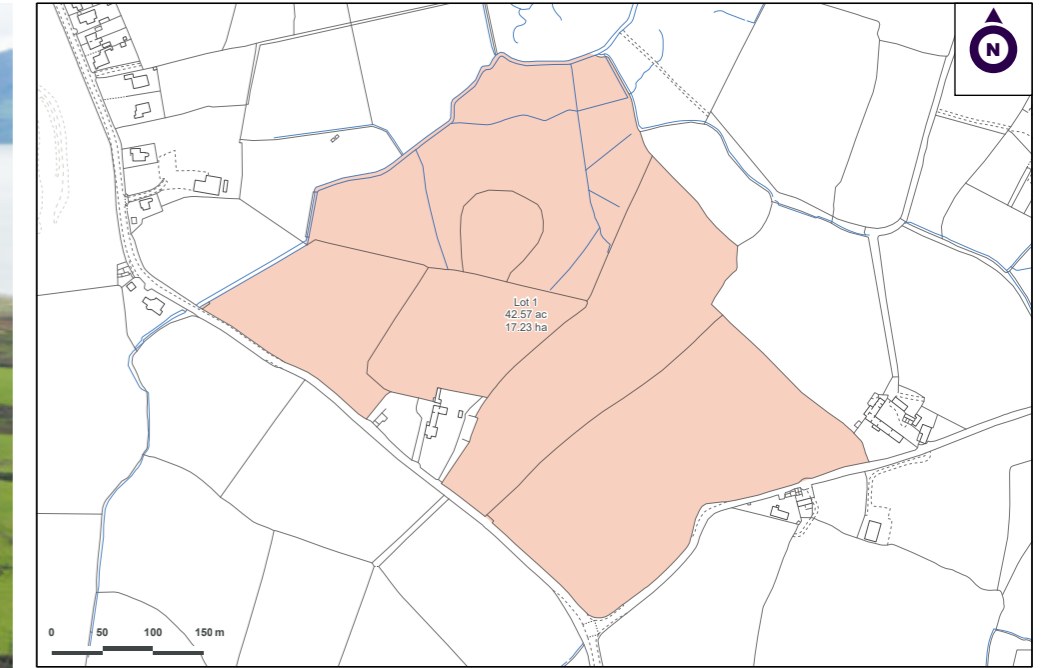
**Bodryn land
Dinas Dinlle
Caernarfon
Gwynedd
LL54 5TN**

A productive livestock holding situated near Caernarfon extending to approximately 42.57 acres (17.23 ha).

The block comprises level, improved grassland offering productive grazing pasture and silage ground. It has potential for arable use with permanent grazing on the lower lying areas. The parcel is easily accessible from the public highway, is fully stockproof and benefits from a natural water supply.

In all extending to 42.57 acres (17 ha).

For sale by private treaty as a whole.



Lot 5

Land at Bachwen Clynnog Fawr Gwynedd LL54 5AQ

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 (19 ha).

For sale by private treaty as a whole.

Land

The holding is comprised of approximately 47.73 acres (19 ha) of excellent productive grassland.

The farmland is arranged into eight 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.

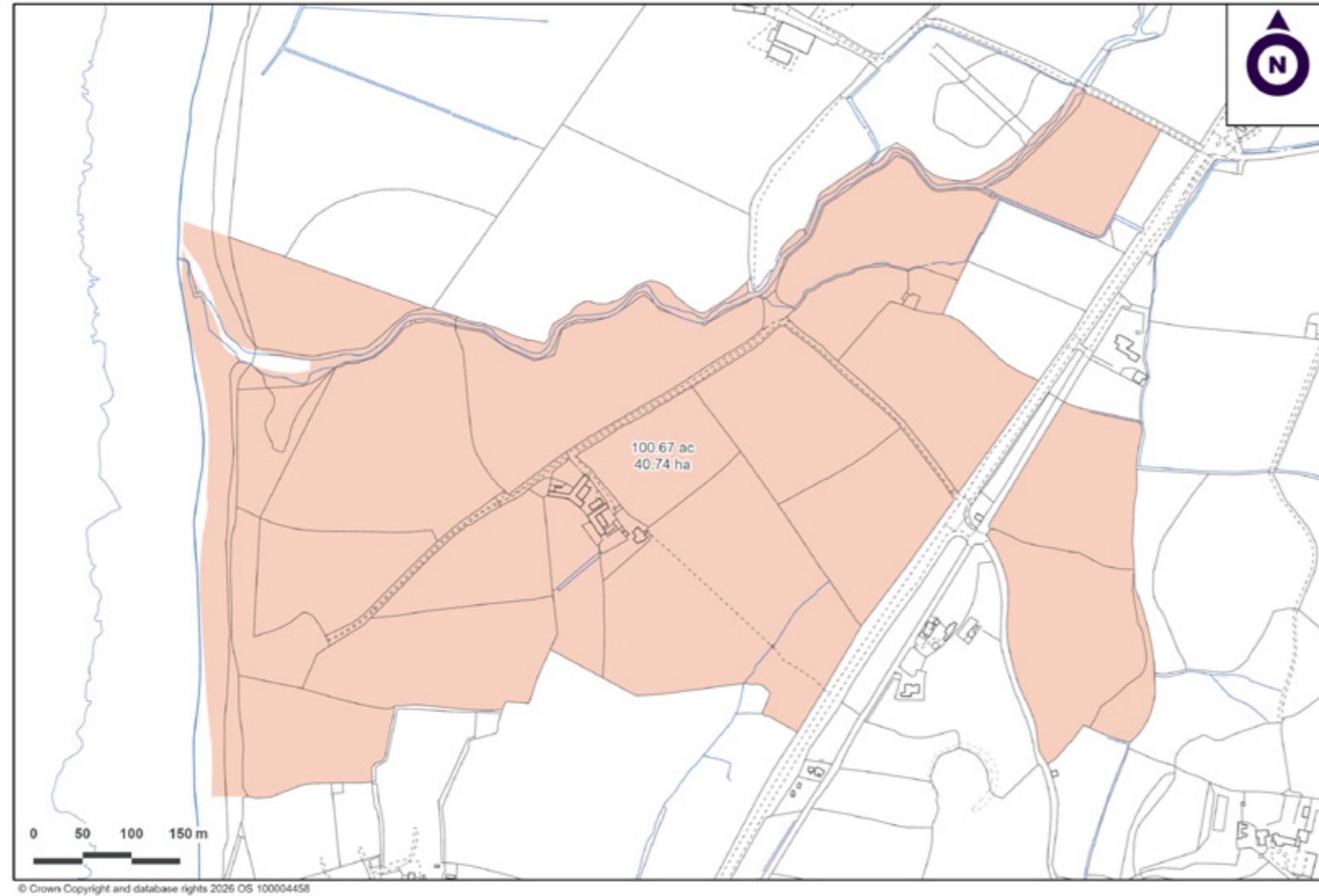
The farmland is fully stockproof and benefits from a natural water supply.



Lot 6

**Maes Mawr Farm
Ffordd Clynnog
Pontllyfni
Caernarfon
LL54 5EE**

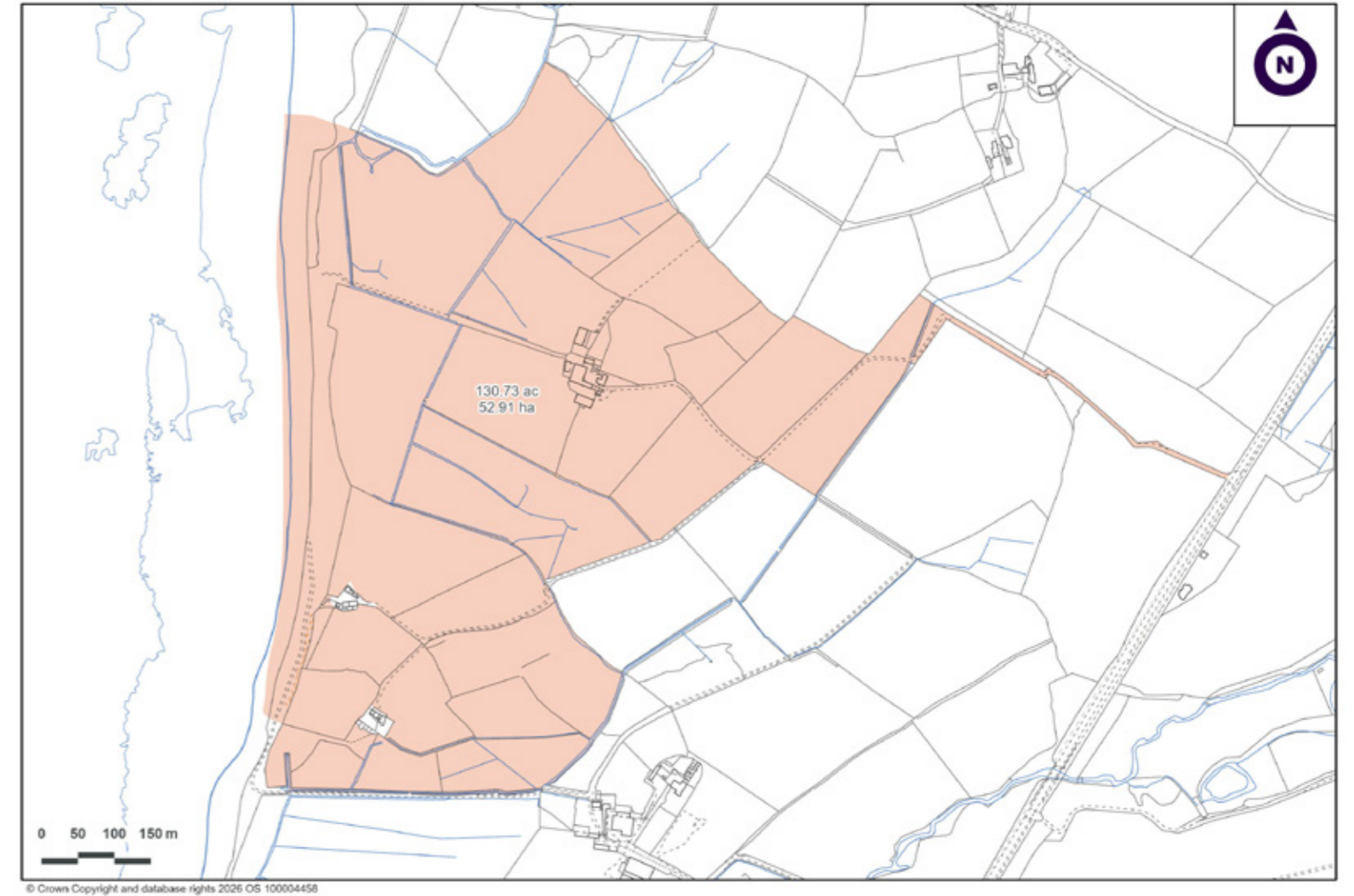
Maes Mawr comprises a 100 acre (40 ha) agricultural holding with a substantial detached farmhouse and range of traditional and modern agricultural buildings. Situated in a coastal position and providing level grazing and cropping ground, Maes Mawr is let under a first succession Agricultural Holdings Act tenancy.



Lot 7

**Caerloda Farm
Ffordd Clynnog
Pontllyfni
Caernarfon
LL54 5ED**

Caerloda enjoys an attractive coastal location and extends in its entirety to 130 acres (52 ha) of mixed productive grassland and lower pastures suitable for cropping and livestock grazing. The holding benefits from a range of traditional stone buildings and a detached farmhouse. The farm is let under a first succession Agricultural Holdings Act.





Method of Sale

The Glynllifon Estate is offered for sale by private treaty as a whole or in up to seven principal lots, some of which may be further subdivided.

Tenure & Possession

The freehold of the Estate is offered for sale with vacant with vacant possession on completion, subject to the prevailing tenancies at Maes Mawr and Caerloda.

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. 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.

Overage

Where appropriate, 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.

Services

All residential properties are serviced by mains water and electricity, private drainage and an oil-fired boiler heating system.

The farm buildings at Maes Mawr are serviced by mains water and electricity.

Wayleaves, Easements & Rights of Way

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

Health & Safety

Given the potential hazards associated with a working rural property, viewers are requested to take appropriate care when inspecting the land and buildings.

VAT

The property is not elected for VAT.

Sporting & Mineral Rights

Sporting and mineral rights are currently retained by the vendor and are excluded from the sale.

EPC Ratings

Band E for Maes Mawr farmhouse and Maes Mawr Cottage.

Local Authority

Cyngor Gwynedd
www.gwynedd.llyw.cymru

Viewings

Viewings are strictly by appointment through Carter Jonas on 01248 360414

Directions

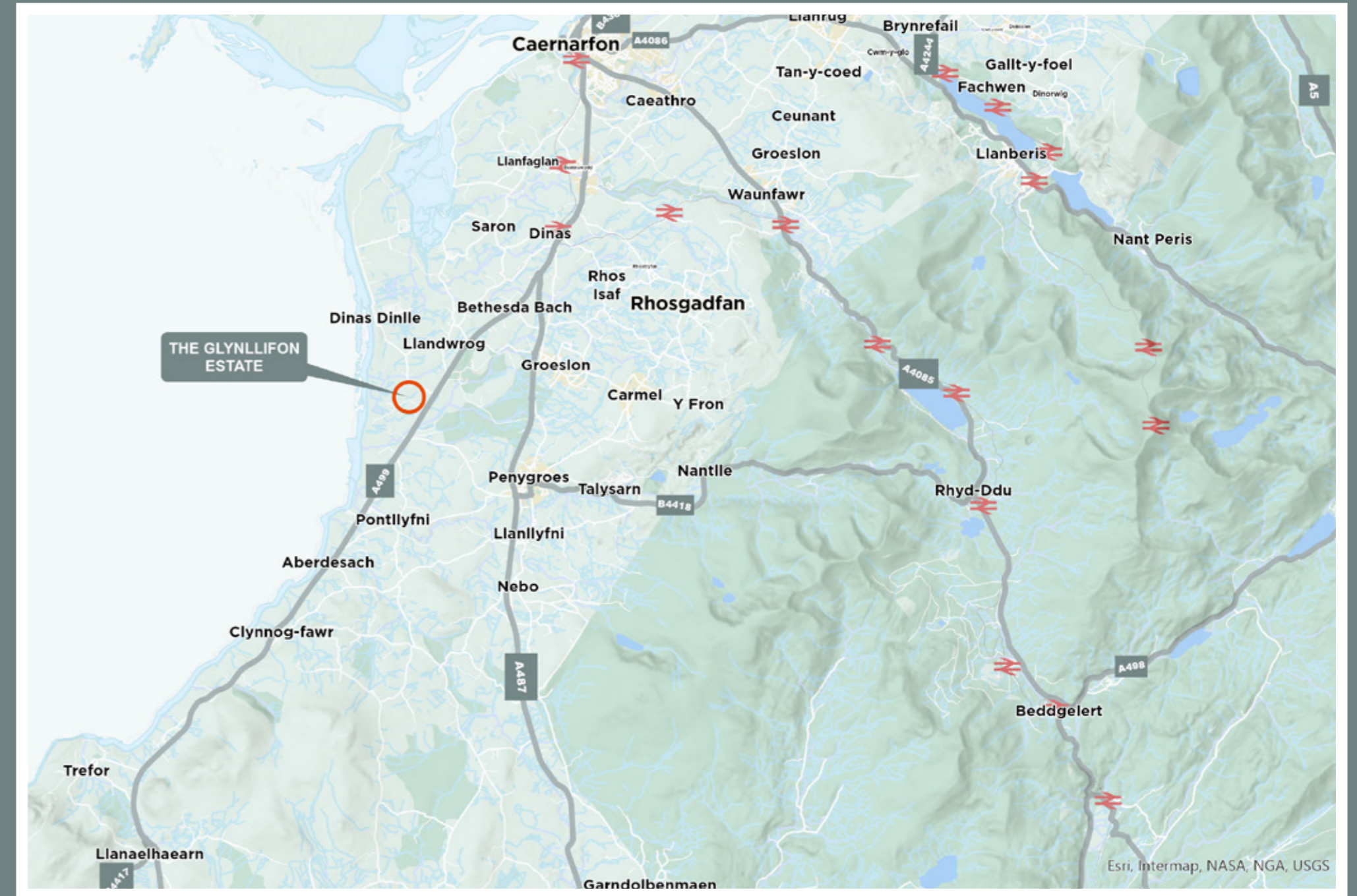
From the A487 Goat roundabout take the A499 in the direction of Pwllheli. The Estate is mostly on the right of the A499 starting opposite Coleg Llandrillo Glynllifon and extending to the sea by Dinas Dinlle.



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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





North Wales

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

National Rural Agency

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One Chapel Place, London, W1G 0BG

Important Information

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