



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

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Land Known as Penrhyn, Y Fron , Caernarfon, Gwynedd LL54

LOT 4

One dilapidated former cottage and 0.41 hectares (1.02 acres) or thereabouts of reasonable quality land within close vicinity of Llyn Ffynhonnau.

Planning potential on the dilapidated former cottage.

Land considered to be suitable for cattle, sheep and horses plus the Sustainable Farming Scheme.

MAIN FEATURES

LOT 4

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Planning potential on the dilapidated former cottage.

Land considered to be suitable for cattle, sheep and horses plus the Sustainable Farming Scheme.

Guide Price: £7,500 to £15,000.

Formal Tenders to be received at our Menai Bridge office by no later than 27th March 2026 (12 noon).

VENDORS' SOLICITORS: Agri Advisor Legal, c/o Rachel Phillips, Glynton House, Henfaes Lane, Welshpool, Powys, SY21 7BE

Tel: (01938) 536405

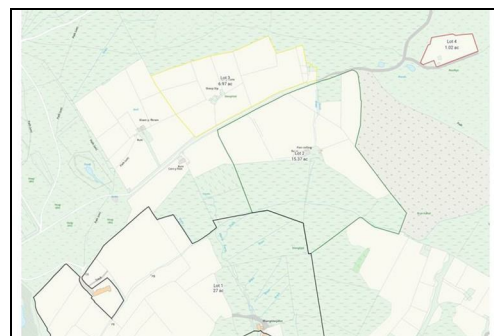
AGENTS REMARKS

This property mainly comprises of one dilapidated former cottage and 0.41 hectares (1.02 acres) or thereabouts of reasonable quality land within close vicinity of Llyn Ffynhonnau. We are of the opinion that the dilapidated former cottage has planning potential, subject to gaining the necessary permissions and consents. The land, on the other hand, is considered to be suitable for cattle, sheep and horses plus the Sustainable Farming Scheme that commenced at the start of this year.

LOCATION

The property is situated in a rural area on the outskirts of Y Fron. Y Fron is a small village on the south-west side of Moel Tryfan, overlooking the Nantlle Valley and Llyn Nantlle Uchaf. The village has a community centre called Canolfan Y Fron, which includes a cafe, shop and bunkhouse. The village attracts walkers throughout the year, who begin their venture towards Mynydd Mawr and thereafter towards Snowdonia.

In terms of distances, the property is located 7 miles from the town of Caernarfon, 17 miles from the town of Porthmadog, 20 miles from the town of Pwllheli and 17 miles from the city of Bangor.



DIRECTIONS

After travelling through the village of Y Fron from the direction of Rhostryfan or Carmel, take the left hand turning by the Hogan sign. Then travel uphill and over the cattle grid. The access into the property will then be identified within about 0.7 of a mile.

TENURE

Freehold with vacant possession available upon completion of the sale.

BPS

Basic Payment Scheme or Sustainable Farming Scheme
The purchaser(s) will be able to claim Basic Payment Scheme or Sustainable Farming Scheme Payments on the land from the 2026 scheme year onwards. There are no Basic Payment Scheme Entitlements included with the land.

WAYLEAVES AND RIGHTS OF WAY

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in these particulars of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligation on the part of the Vendor or us to specify them.

BOUNDARIES

The purchaser(s) shall be deemed to have full knowledge of all the boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars of sale or plan, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

METHOD OF SALE

The property is offered for sale by Formal Tender. Formal Tenders must be received at our Menai Bridge office (Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW)

by no later than 12 noon on 27th March 2026 (subject to conditions).

Tenders must be made on the official Tender Form and include the full name(s) and address of the intending buyer(s), the name and address of the buyer(s)'s Solicitors and, if necessary, an authority to make the offer(s) if made on behalf of a firm or company. The Tender Form is provided with these particulars of sale. Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender for Land known as Penrhyn'.

Tenders must be made by way of a set price and not by reference to the amount of any other tender. The Vendor is not bound to accept the highest or any tender.

Every tender must be accompanied by payment of the appropriate deposit (made payable to Jones Peckover), being 10% of the amount tendered. Deposit payments will not be encashed until after the date of close of tenders. Only the successful buyer(s)'s deposit will then be encashed, any deposits from unsuccessful tenderers being returned by post. Acceptance of the tender by the Vendor in this manner will constitute the exchange of contracts for the sale so intending purchasers are advised to make themselves familiar with the Contract terms and any acceptance of any tender by the Vendor will be on the basis that these documents have been inspected and agreed.

Buyer's Premium of £1,250 plus VAT (Total = £1,500) will apply to this Lot. The cheque in the sum of £1,500 should be made payable to Jones Peckover and accompany the Tender Form. Copies of the Contract and title documents may be available on request from the Vendor's Solicitors, Agri Advisor Legal, c/o Rachel Phillips, Glynton House, Henfaes Lane, Welshpool, Powys, SY21 7BE (01938 536405) during normal office hours. It is anticipated that the Contract and title documents will be available to view by no later than 16th March 2026.

VIEWINGS

No appointment is necessary to view the property, by foot only. We nor the Vendor will be held liable for any injuries which may be sustained whilst viewing the property.



GUIDE PRICE

Lot 4 – £7,500 to £15,000. Please note that the above is only a guide. For the avoidance of doubt, there will only be one opportunity for prospective purchasers to offer on this property. Therefore, prospective purchasers should ensure that they put their very best offer forward before the deadline.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

