

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

# Fferm Hendy Farm

Abersoch, LL53 7HY

17-acre Costal Holding  
Available as a whole or in Lots

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## Available in Lots:

Georgian Farmhouse, Farm Buildings and up to 17 Acres of Land

Guide Price for the Whole: offers in excess of £1,500,000

Guide Price for the Farmhouse offers in excess of £750,000

**All Interest and Offers to be Declared by Tuesday 9<sup>th</sup> January 2023**



Mae Fferm Hendy yn ddaliad hanesyddol ac yn arlwy unigryw iawn – mewn lleoliad dymunol uwchben Abersoch gyda cyfleoedd diddiwedd yn fasnachol, hamdden neu yn amgylcheddol.

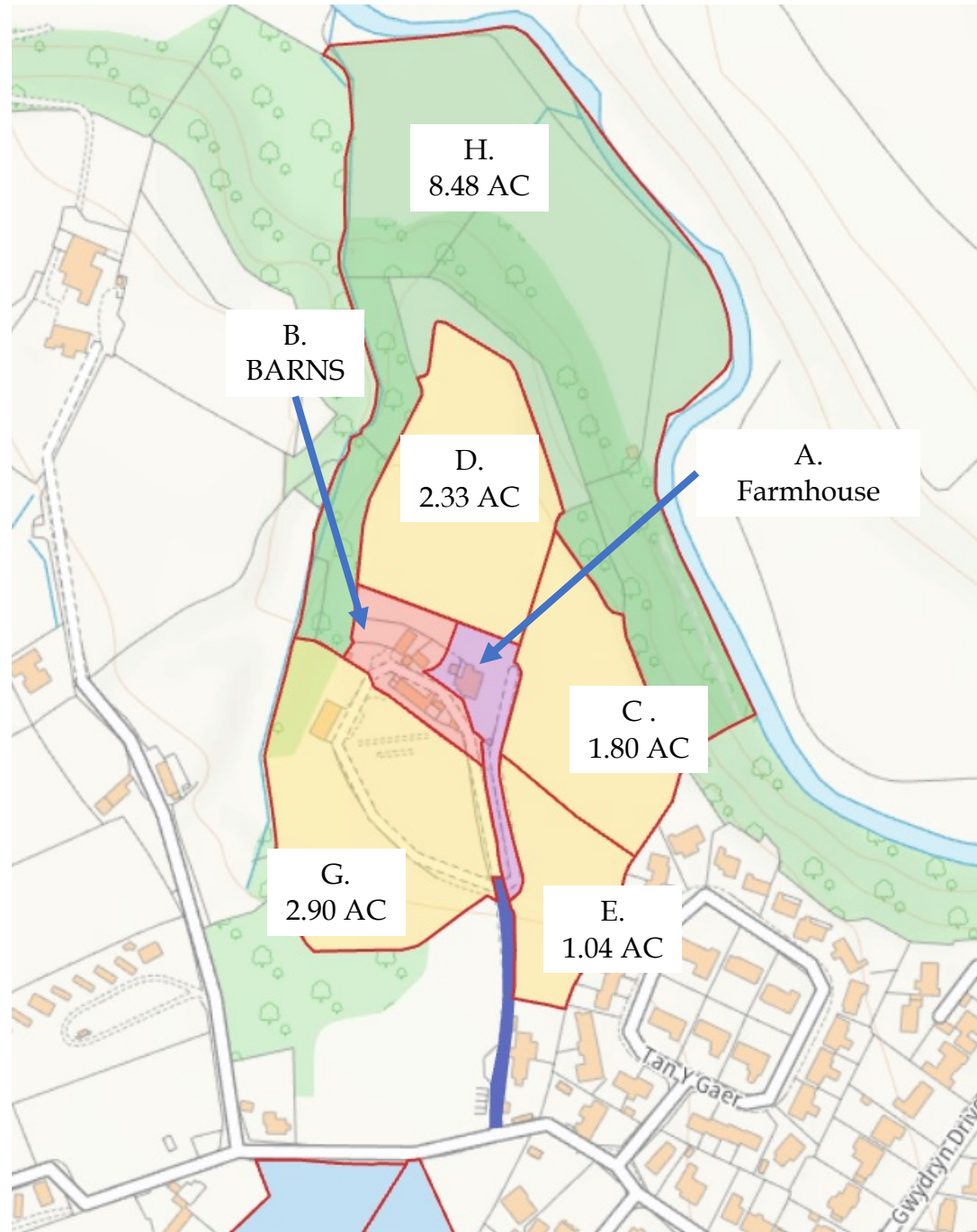
A holding of particular historic interest, Hendy Farm is a very unique offering – its location on close to Abersoch is highly desirable with endless amenity, commercial, leisure and environmental opportunities.

**Hendy comprises a Georgian Farmhouse, Range of Farm Buildings and 17 acres of amenity land.**



Hendy Farmhouse is available individually or with up to 17 acres of land, the range of farm buildings are also available to accompany the farmhouse.

The 17 acres is available as a whole or in any combination of the lots identified A to G on the plan (right). The land comprises amenity land, land adjoining the development boundary, woodland with the lower land benefiting from 0.5 km of river frontage to the Afon Soch.



# Ty Fferm Hendy Farmhouse

Dating back to the 1800's Hendy Farmhouse is a wealth of history retaining many of its original features, sympathetically restored by the current owners as their family home.

Hendy Farmhouse comprises 5 good sized bedrooms, all of which benefit from a pleasant outlook overlooking the land and, surrounding countryside and the Abersoch coastline.

**The ground floor** comprises two spacious living rooms with feature fireplace and inglenook with log burner. To the rear a spacious kitchen diner is located with a further utility room and porch beyond.

**The first floor** comprises 5 bedrooms, two of which enjoy sea views of generous proportions with two further bedrooms and a study off the main hallway. The bedrooms are served by a spacious family bathroom with shower and bath.

**Externally** the property property has a large driveway with a secluded lawned garden and orchard in front of the imposing Georgian building. The property has two useful outbuildings, A brick-built studio beside the property to the rear has its own ensuite bathroom with further potential in a variety of potential uses.



## Adeiladau Fferm **Hendy Farm Buildings**

Located to the West of the main house, the range of buildings at Hendy is a wealth of opportunity comprising three principal ranges of building ranging from the traditional stone-built coach house, the stone outhouse and timber framed hay barn.

The barns are accessed via its own driveway through the adjacent paddock separate away from the main house.

**The coach house** comprises various storage spaces currently utilised for the owners own retail business with a loft studio located above used as guest accommodation. The building is constructed of stone under slate roof covering.

**The stone house** is a quaint stone outhouse located opposite the coach house has uninterrupted view across the adjacent land, with sea views in the distance. The building is constructed of stone under slate roof covering.

**The hay barn** is presently used for storage and represents an exciting opportunity for improvement and potential development. The building is of timber framed construction clad in corrugated iron.



## Tir Hendy Land (Adjoining Development Boundary)

The North Westerly parcels of land at Hendy farm adjoining the development boundary beside the Tan y Gaer Estate.

The land is down to permanent pasture, an orchard has been established within the Southerly parcel of land.

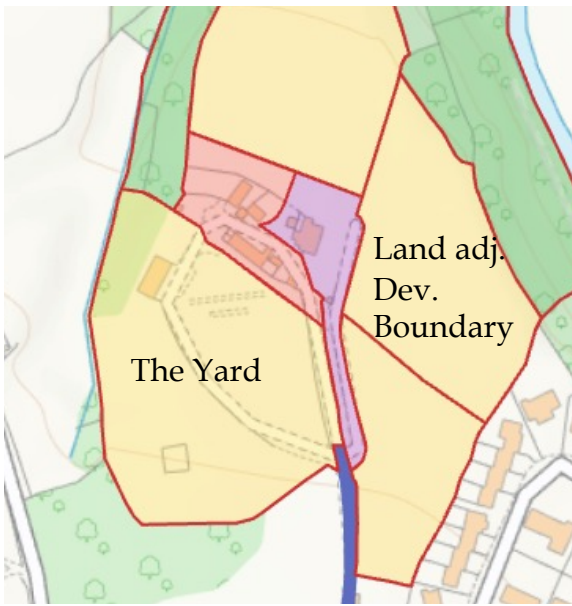
## Development Overage (Applicable to all parcels of land only)

All of the land will be subject to an overage of 30% over 40 years in the event that planning permission will be granted for any form of residential or commercial development, the vendor or their heirs will be entitled to a 30% proportion of any increase in market value. AND: All of the land will be subject to an overage of 10% over 75 years in the event that planning permission will be granted to use any part of the land as an access to include any development on adjoining land which may utilize any part of the land as part of the permission.

## Iard Hendy Yard

Located behind the main complex of farm buildings is a further parcel of grassland comprising further hard standing yard space and and a covered barn containing storage containers and an an office building.

Presently used in conjunction with the owner's other business, this space could be used for a variety of purposes including storage, workshop space amongst other uses.



# Tir Hendy Land (Amenity Land)

One of the most unique features of Hendy is the 7 acres of lowland with frontage onto the Afon Soch River. A spectacular setting, hidden from public view.

## Location and Directions

Hendy is located to the West of Abersoch village and is accessed via the minor road leading of Lon Engan towards Llanengan. On taking the lane towards Hendy, past Tan y Gaer estate, the access to Hendy is located on the right-hand side at the terminus of the 6ft high stone wall fronting to the highway.

## Important Information

### Services

The land has no services, the farmhouse has mains and private services.

### Method of Sale

Private Treaty

### Boundaries

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

### Planning

The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

### Easements, Wayleaves and Rights of Way

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.

### Viewing

By appointment, set viewing days will be arranged on Saturdays.

### Tenure

Freehold with vacant possession on completion.

*PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents*

