

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Hendy

Abersoch, LL53 7HY

17-acre Coastal Holding
Daliad 17 erw

Hendy

A holding of historic and environmental interest, Hendy represents a unique opportunity to own a property with land in a highly desirable location within walking distance of Abersoch offering potential for further development.

Mae Hendy yn arlwy unigryw o ddiddrodeb hanesyddol wedi'i leoli o fewn cerdded i Abersoch, llawn potensial i ddatblygu ymhellach.

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

Offers for the Farmhouse and buildings only may be considered.

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 a family home.

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

The ground floor comprises two spacious living rooms with feature fireplaces. To the rear a spacious kitchen diner is located along with a utility room leading through to a porch providing access to the pool and outhouse.

The first floor comprises 5 bedrooms and a study off the main hallway along with a spacious family bathroom.

Externally the property property has a large driveway with a secluded lawned garden and orchard located to the front of the imposing Georgian building.

The property has a useful brick-built outhouse located to the side of the property with its own ensuite shower room.



Tir Hendy Land

The land amounting to 17.74 acres in total comprises a mixture of amenity land, woodland and land adjoining the village boundary. One of the most unique features is the 7 acres of river frontage to the Afon Soch. A spectacular setting, hidden from public view.

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 buildings.

The barns are accessed via a separate driveway away from the main house.

The coach house comprises various storage spaces currently utilised for the owners own retail business. A studio is located above, presently used as guest accommodation. The building is constructed of stone under metal sheet roof covering. **The coach house was previously granted planning permission for residential conversion.**

The stone house is located opposite presently used for storage boasts uninterrupted sea views. The building is constructed of stone under metal sheet roof covering.

The hay barn is presently used for storage. The building is timber framed, clad in corrugated metal sheets.

Iard Hendy Yard

A spacious hard standing yard is located behind the main complex of farm buildings. A covered area is built off the yard containing storage containers and an an office.

Presently used in conjunction with the owner's other businesses, this space could be used for a variety of alternative uses. A solar array has been constructed on the adjoining land along with a vegetable patch.



Development Overage (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.

Location and Directions

Hendy is located to the West side of Abersoch, accessed via the minor road leading towards Llanengan. On taking the lane towards Hendy, past Tan y Gaer estate, 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: 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 Only

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

