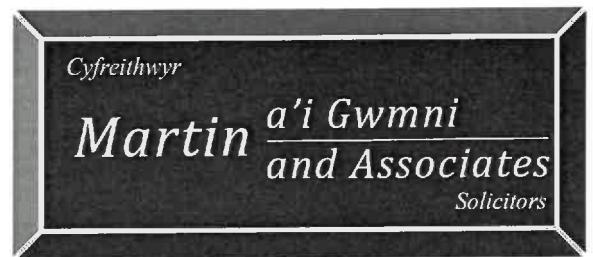


Our Ref: LAE.LAE.P8016
Your Ref:
Date: 09 January 2026
E-mail: lisa@lawmn.com

Messrs Tir Ac Eiddo LWH Land and Property
27 Penlan Street
Pwllheli
Gwynedd
LL53 5DE



Bank Place
33 Stryd Fawr / 33 High Street
Pwllheli
Gwynedd
LL53 5RT
DX: 711530 PWLLHELI
Tel: 01758 612042
Fax: 01758 703179
E-mail: legal@lawmn.com

Dear Sirs

Re: LOT 1 – Part of Bryn Hyfryd, Chwilog, Pwllheli, Gwynedd, LL53 6SF

We now enclose the Auction Legal Pack, as follows: -

1. Contract
2. Transfer of Part.
3. Official Copy of the Register and Title Plan
4. TP1 dated 29th March 2021
5. Conveyance dated 20th August 1981
6. Deed dated 21st September 1984
7. Energy Performance Certificate
8. Environmental Search
9. Water and Drainage Search
10. Local Authority Search
11. Letters of Administration in the Estate of Robert Wyn Roberts
12. Letters of Administration in the Estate of Elizabeth Ellen Roberts
13. Fittings and Content Form*
14. Property Information Form*
15. Planning consent letter from Cyngor Gwynedd.



*to follow

As Solicitors acting for the proposed Sellers of the property we cannot provide any legal advice to prospective purchasers. Prospective Purchasers should obtain legal advice on the documentation from their own Solicitors if they are considering making a bid for the property.

Yours faithfully

Martin a'i Gwmni / Martin and Associates