

Ref: Bryn Hyfryd

Tir ac Eiddo LWH Land and Property CYF
27 Penlan Street
Pwllheli
Gwynedd
LL53 5DE

9th May 2025

Dear Sirs,

Gwerthiant | Sale of Bryn Hyfryd Farm, Chwilog

Diolch am fynegi diddordeb yn Bryn Hyfryd, gweler isod amcan bris yr eiddo mewn lotiau:

Thank you for expressing interest in Bryn Hyfryd for sale in lots, see guide prices below:

Lot 1 – Y Gadlas including yard & buildings extending to 3.02 ac	£320,000
Lot 2 – Land West of Bryn Hyfryd 29.40 ac	£200,000
Lot 3 – Land North of Bryn Hyfryd 17.36 ac	£130,000
Lot 4 – Land South of Bryn Hyfryd 12.19 ac (acreage to be confirmed)	TBC
Lot 5 – Bryn Hyfryd House	£250,000

The property is offered for sale by Private Treaty (subject to contract), including a deadline for all expressions of interest by noon on Thursday 19th June 2025.

Details of Lot 4 will be issued separately pending enquiries with the adjoining development site.

Submitting an Offer:

Offers / proposals must be submitted in writing and should include:

- Full name, correspondence address and contact details
- Offer Amount and Finance Position
- Any conditions associated with the offer (planning, specific works)

The applicant is responsible for ensuring offers / proposals are safely received by the agent by the specified deadline. Offers for the whole, or multiple or individual lots may be submitted.

Os ydych angen unrhyw wybodaeth, neu i drefnu ymweliad, mae croeso i chi gysylltu â ni.
For any further information, or to arrange a viewing please do not hesitate to contact us.

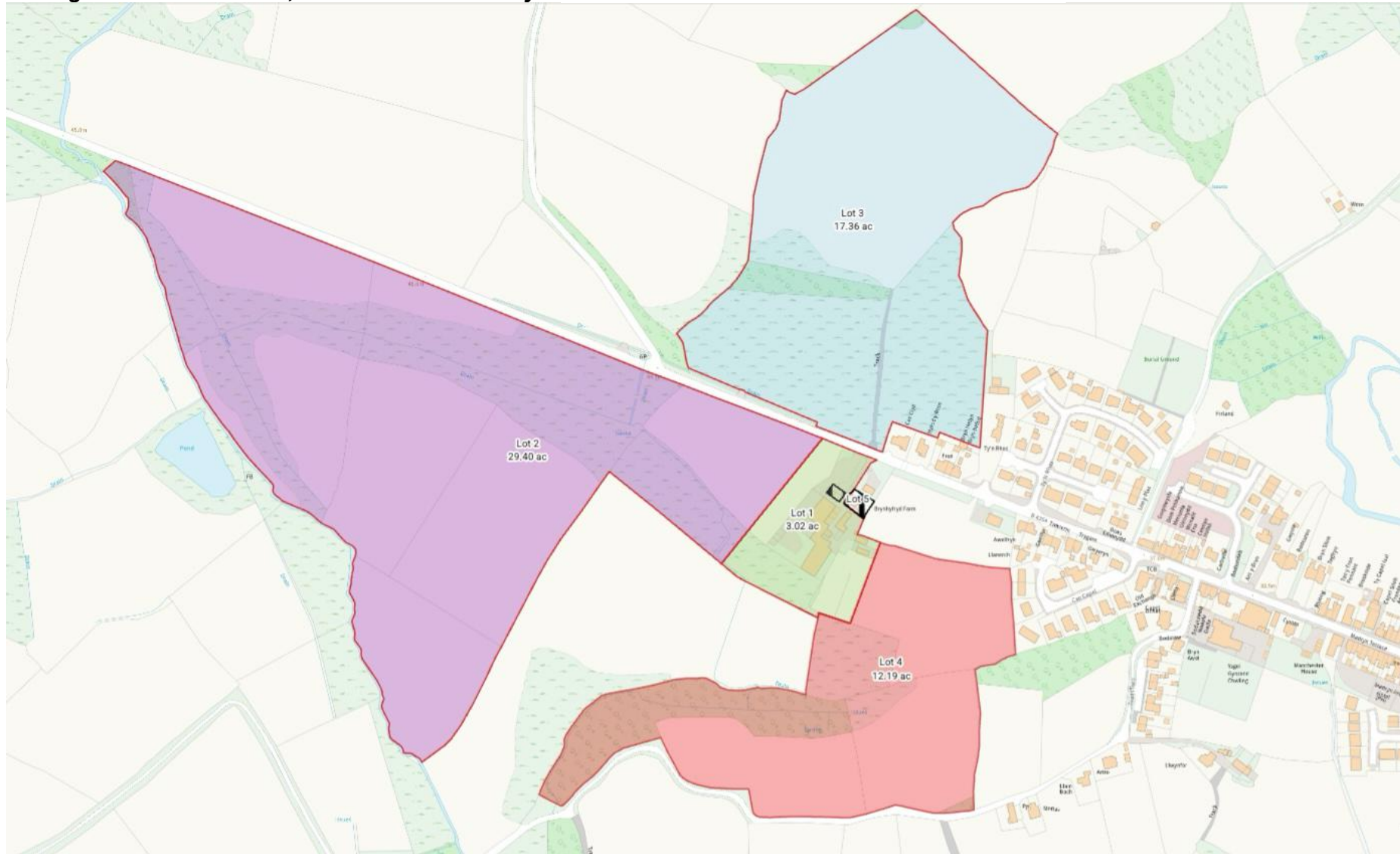
Viewings of Lots 1 and 5 are strictly by appointment only, lots 2-3 by prior notification with LWH.

Yours Sincerely,

LWH

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Lotting Plan – Not to Scale, For Identification Only

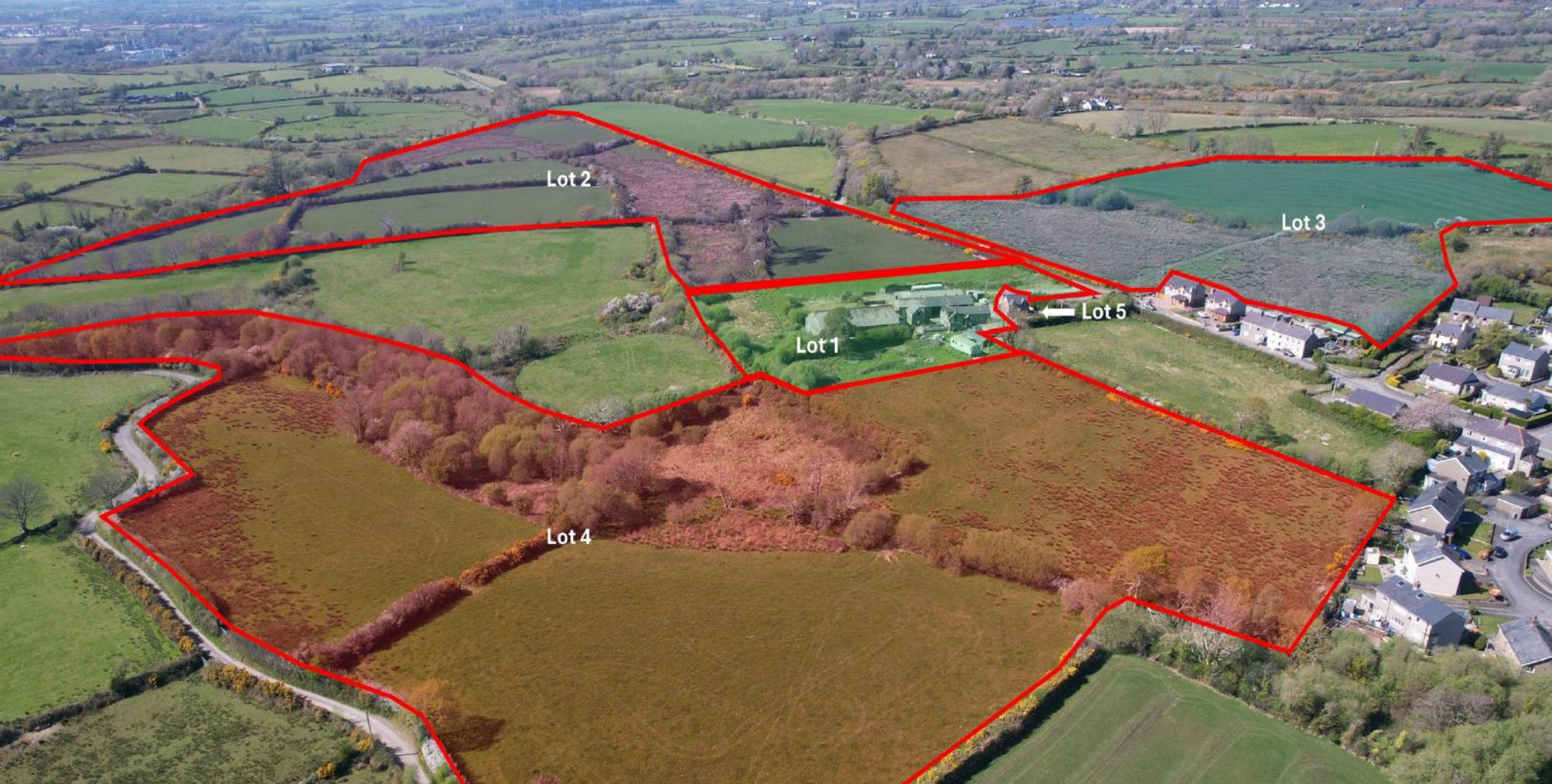




Fferm Bryn Hyfryd Farm

Chwillog, Gwynedd LL53 6SF

Y Gadlas, Yard and Buildings | Adeiladau a Iard
Tir Bryn Hyfryd Land | 60 acres approx. in lots
Tŷ Bryn Hyfryd House



One of the most conveniently located holdings in the Dwyfor Area, Bryn Hyfryd Farm provides commercial, residential and agricultural opportunities situated at the eastern side of Chwilog, with direct access to the B4354.

Yn un o'r daliadau mwyaf cyfleus yn Ardal Dwyfor, mae Fferm Bryn Hyfryd yn darparu cyfleoedd masnachol, preswyl ac amaethyddol ar ochr ddwyreiniol Chwilog, gyda mynediad uniongyrchol i'r B4354.

Offered for Sale in Lots; Expressions of Interest and Offers to be Submitted by noon on Thursday 19th June 2025
The extent of Lot 4 is under consideration due to an adjoining housing development, a further closing date will be set for Lot 4.

Lot 1 – Y Gadlas, Yard, Building in 3 ac

Lot 1 represents a unique opportunity to acquire a yard with commercial prospects accompanied by a range of former farm buildings and a 2/3-bedroom barn conversion.

Mae Lot 1 yn gyfle unigryw i gaffael iard gyda hanes o ddeunydd masnachol ynghyd ag ystod o hen adeiladau fferm ac eiddo 2/3 ystafell wely.

Eiddo 'Y Gadlas' Barn Conversion

Situated to the East of the farm buildings, Y Gadlas comprises 2/3 bedrooms and is subject to an occupancy restriction. The conversion has been completed to a high standard of finish, including hardwood carpentry, high quality fitted kitchen and solid flooring throughout. The accommodation is split with two bedrooms, bathroom and kitchen diner situated on the ground floor with a further bedroom and reception room located above. See floorplan.

Adeiladau | Traditional range of Farm Buildings

Behind Y Gadlas, the range of stone outbuildings are situated comprising two bays, full height to the eaves, two workshops with lofts above and the former dairy under part asbestos sheet and slate roof covering.

Adeiladau Modern | Modern Buildings

Having lied vacant in recent years, the buildings were historically constructed as a dairy with the large barn to the South of Y Gadlas let on a commercial basis.

The building comprise a steel frame under asbestos sheet cubicle shed and a general-purpose building with roller shutter doors of similar construction, with a lean-to workshop adjoining.

Iard | Yard and Other Buildings

Further buildings, garages and a static caravan are located within Lot 1. The garage situated opposite Y Gadlas was formerly used as a vehicle body repair shop.

The driveway to Y Gadlas is subject to a right of way for Bryn Hyfryd (Lot 5 within the marketing).



Lot 1 – Y Gadlas, Yard, Building in 3 ac

Lot 1 is accessed via two gateways off the B4354, one leading to Y Gadlas to the East and the other leading to a compound, main yard and buildings.

The majority of the yard is down to hard standing, with a strip of grazing land to the West and wetland/grazing to the South.

Schedule of Buildings

Cubicle Housing – 13.3m x 22.8m

Steel frame under asbestos roof covering including two passages, steel cubicles and a concrete floor.

Stone Barn – 6.3m x 16.0m

Stone elevations under slate roof covering.

Parlour – 5.2m x 10.0m

Block elevations under asbestos roof covering

Stone Barn with loft – 4.8m x 7.0m

Stone elevations under slate roof covering.

Loose Housing – 5.14m x 8.19m

Block elevations under corrugated steel roof covering.

Workshop – 4.53m x 9.65m

Block elevations under asbestos roof covering.

General Purpose Building – 13.7m x 28.0m

Steel frame under asbestos roof covering with concrete floor and two roller shutter door entrances.

Garage – 4.6m x 10.5m

Brick elevations under box profile roof covering.

Woodstore

Block elevations under asbestos roof covering.

Static Caravans

A Willerby caravan is sited opposite Y Gadlas along with a further unit located behind the buildings.

Adjoining Housing Development

Purchasers are advised of an adjoining housing development impacting the land East of Lot 1 and Lot 5. Prospective buyers should review the local authority website for further information to satisfy themselves of any impact.



Lot 2, 3 and 4 – Land at Bryn Hyfryd

The land available at Bryn Hyfryd represents an opportunity to acquire well-located parcels of land with potential for improvement. The land has most recently been let for grazing with each lot containing a mixture of land types.

Each lot includes a mixture of marsh type wetland, rough grazing and mowing land. Lot 4 to the South of Bryn Hyfryd includes areas of woodland.

Lots 2

29.4 acres of land with access available directly off the B4354 served by a natural water supply.

Lots 3

17.36 acres of land with access available directly off the B4354 with its own independent mains water supply.

Lot 4 & Adjoining Housing Development

12.19 acres of land situated South of Bryn Hyfryd.

Lot 4 is impacted by an adjoining housing development and may be affected by the development. A closing date for interest will be announced separately for this lot, the acreage is subject to change based on the requirement of the developer.

Location and Directions

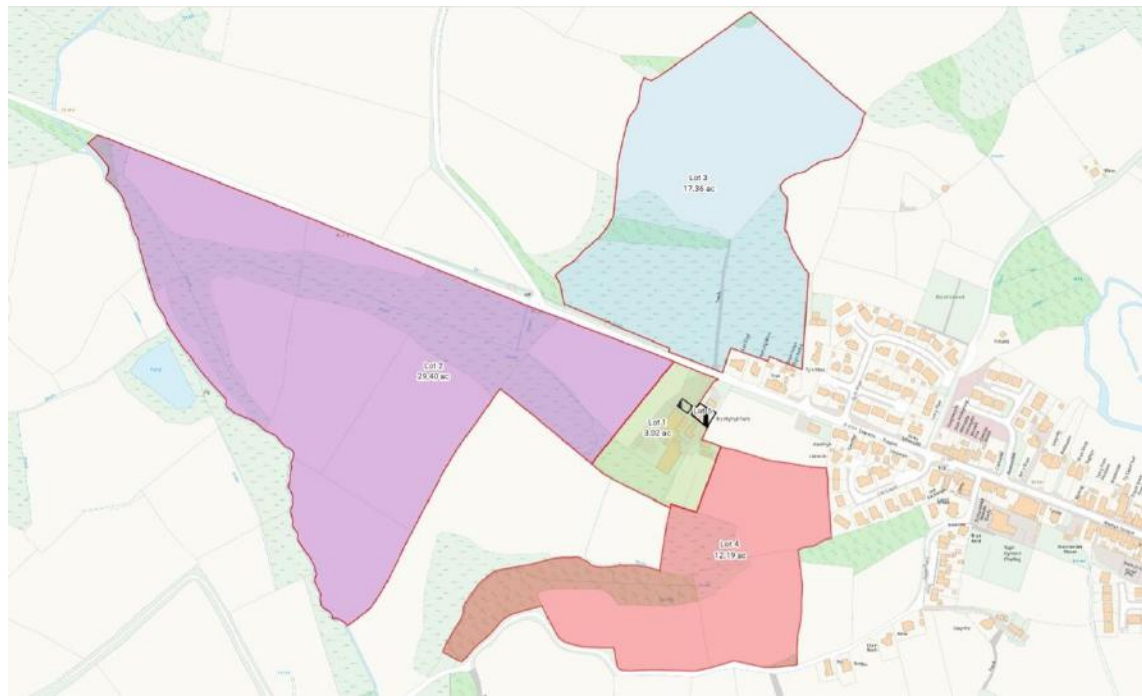
Bryn Hyfryd and Y Gadlas are situated to the West of Chwilog, located on the village boundary off the highway leading to Y Ffor. The holding is within 2 miles of the A499 Caernarfon Road and within 1 mile of the A497 Porthmadog Road.

Development Overage (*Lots 3 and 4*)

All of the land will be subject to an overage of 25% over 25 years in the event that planning permission will be granted for any form of residential development, the vendor or their heirs will be entitled to a 25% proportion of any increase in market value.

Services (Untested)

Oil (Lot 1), Mains Electric (Lot 1 and 5) Mains Water, (Lot 1, 3 and 5 (1+5 shared)), Private Drainage (Lot 1) and Mains Drainage (Lot 5)



Lot 5 – Bryn Hyfryd House

Bryn Hyfryd is situated to the North of the Farm comprising 3 bedrooms accompanied by a detached garage and parking.

The detached property represents a renovation project and was historically the farmhouse of the holding before the development of the barn next door.

The accommodation includes a kitchen diner, reception room and a large living room with fireplace. The first floor comprises a spacious double bedroom at the rear, with two further bedrooms at the front of the property, and a family bathroom. See floorplan.

A lawned garden is located to the side and front of the property. The land opposite Bryn Hyfryd comprises the detached prefabricated garage, with a lean-to and space for two vehicles on the hard standing area.

The property is of standard constructions, rendered under slate roof covering. Access is provided by a right of access across the neighbouring property (lot 1).

Important Information

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.

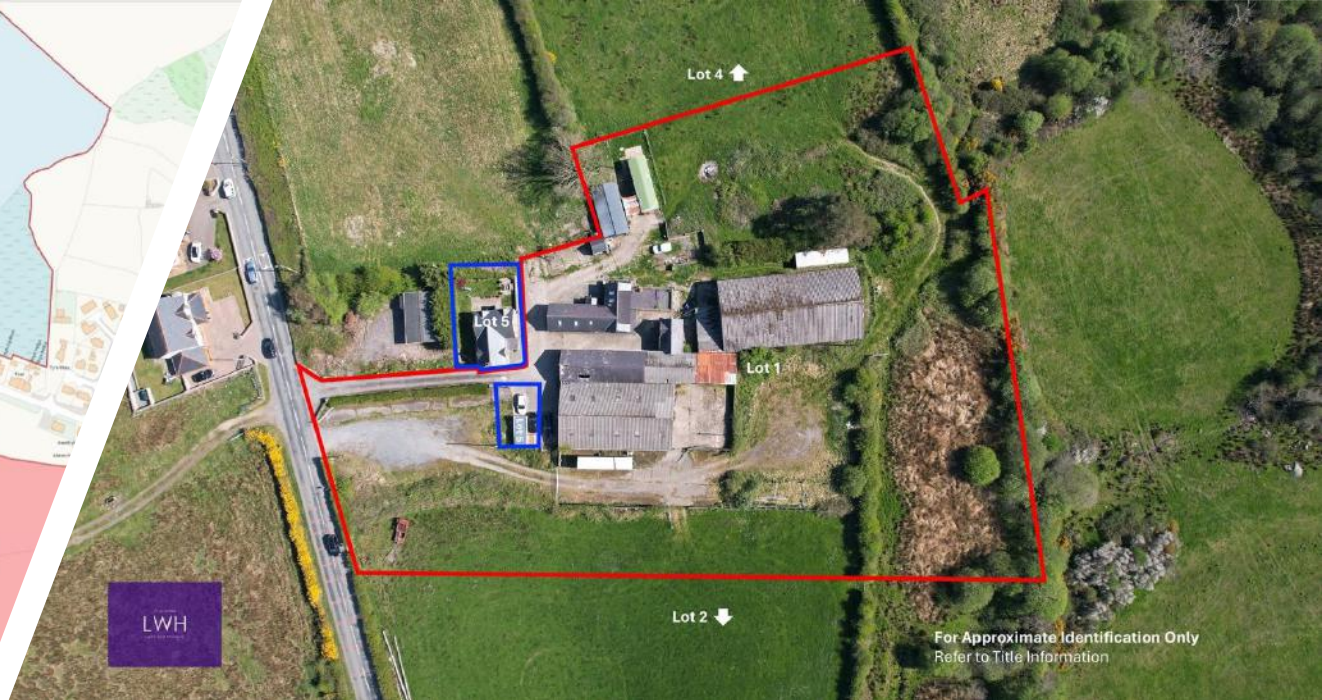
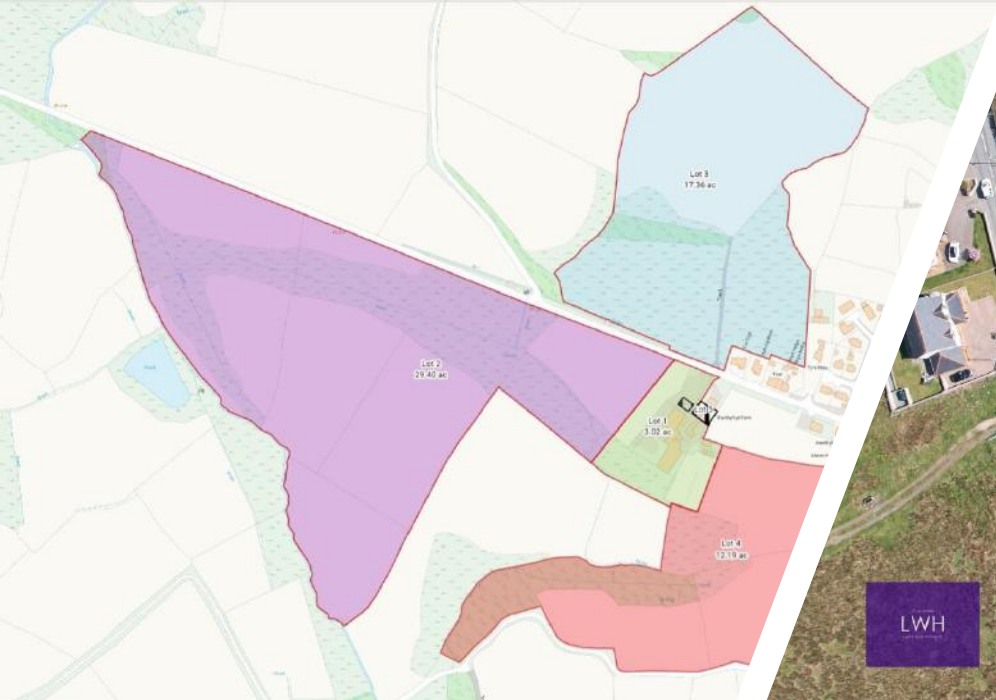
Tenure: Freehold with vacant possession on completion.

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Basic Payment Scheme: No Basic Payment Scheme Entitlements are included with the sale of the property.





For Approximate Identification Only
Refer to Title Information



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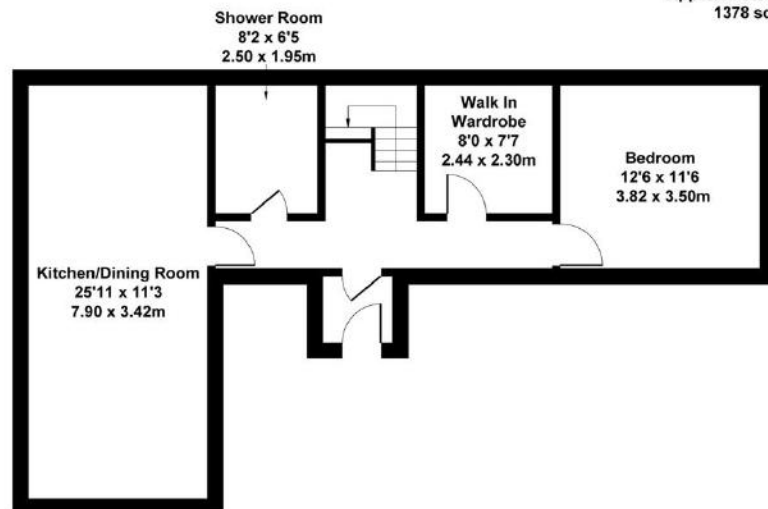


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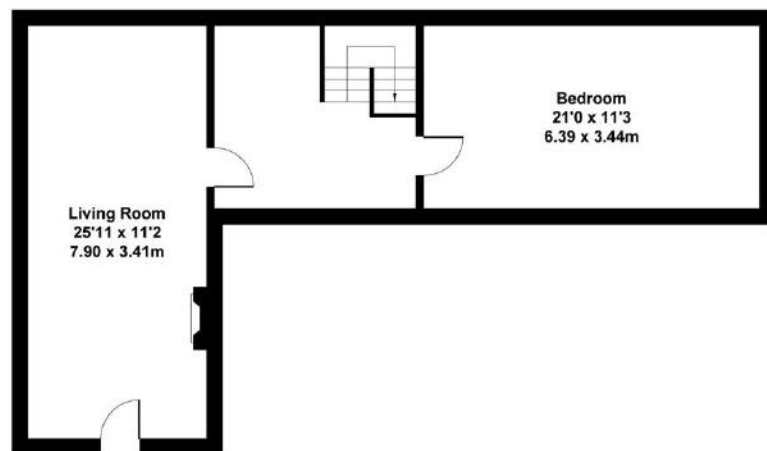
Lot 1

Gadlas, Chwilog LL53 6SR

Approximate Gross Internal Area
1378 sq ft - 128 sq m



GROUND FLOOR



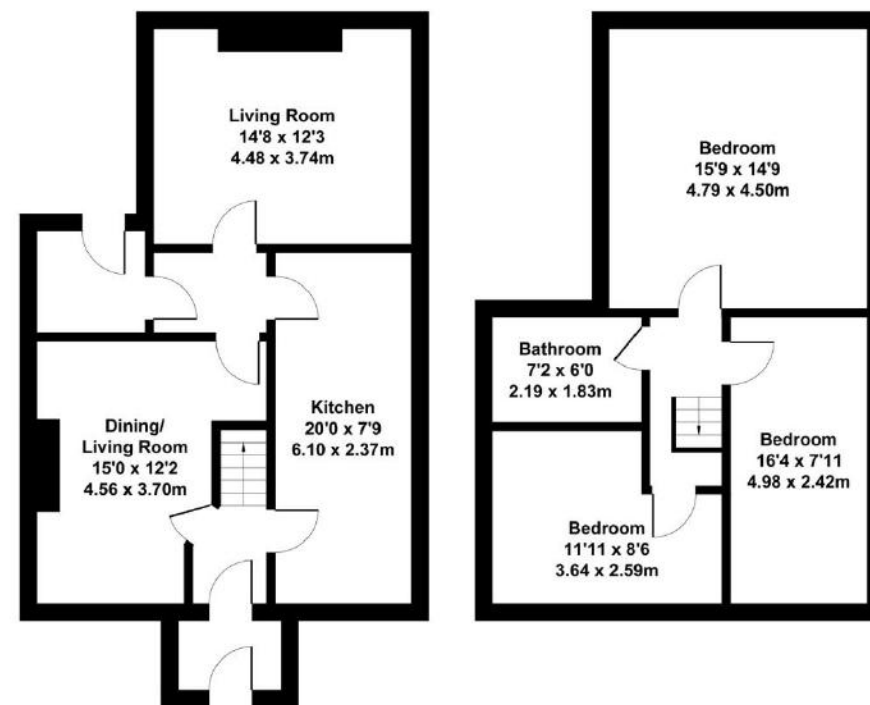
FIRST FLOOR

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

Lot 5

Bryn Hyfryd, Chwilog LL53 6SR

Approximate Gross Internal Area
1238 sq ft - 115 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.