



Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

12 Acres of Land | 12 Erw o Dir
Land at Felin, Llangybi
Pwllheli, LL53 6SR

By Private Treaty £120,000

www.lwhproperty.com



Land at Felin, Llangybi, Pwllheli, LL53 6SR

12.89 acres of land near Llangybi | 12.89 erw o dir ger Llangybi

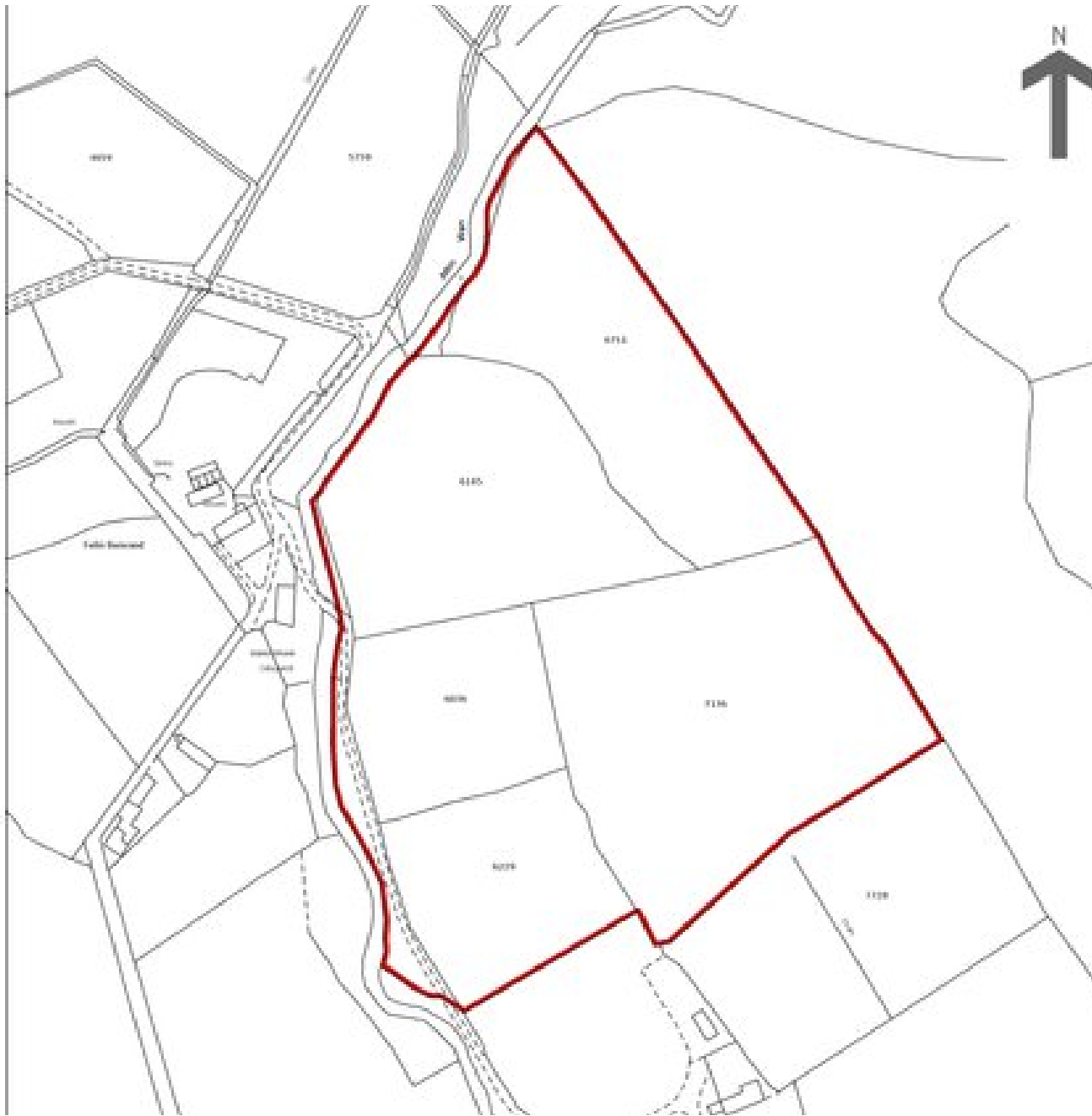
Tyddyn Felin land represents an opportunity to acquire a well-located block of land, recently re-seeded in 2024. The land is divided into 2 enclosures, served by a natural water supply.

The land is surrounded by mature trees.

Schedule:

SH4440	6448	2.26 ha	5.58 acres
SH4440	6634	2.92 ha	7.21 acres
SH4440		0.04 ha	0.10 (Grass Verge)
		5.22 ha	12.89 acres

Directions: From Chwillog turn onto Glan Y Wern road opposite the Butchers shop. Proceed for 2 miles and take the 1st left. Follow the road for 1 mile and take a right turning. Proceed past Tyddyn Felin house and the land is on your right.



Gwybodaeth Pwysig | Important Information

Services: Mains water and electric declared by vendors (un-tested)

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 prior notification with the agents. Do Not Trespass Adjoining Homeowners

Tenure: Freehold with vacant possession on completion.

Basic Payment Scheme: No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.