

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

4.5 Acres of Land Close to Village Boundary
Land South of Station Road
Talsarnau, LL47 6TJ

£50,000

www.lwhproperty.com



Land South of Station Road, Talsarnau, LL47 6TJ

4.5 acres of land in Talsarnau | 4.5 erw o dir yn Talsarnau

Land South of Station Road represents an opportunity to acquire a well-located and improved block of land, close to the village development boundary.

The current owner has cleared and levelled the land to create clean grazing quality land with convenient access.

For Sale By Private Treaty.

The land is accessible off the public highway.

Directions:

From Harlech follow the A496 towards Porthmadog. Upon arriving at Talsarnau, turn left next to the Ship Inn in the centre of the village. The land is located beyond the park with a gated access to the highway.



Gwybodaeth Pwysig Important Information:

Services: Unknown

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.