

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

30.5 Erw | 30.5 Acres of Land
Land North of Ty Croes, Llangybi
Pwllheli, LL53 6TA

By Informal Tender

£190,000 to £210,000

www.lwhproperty.com



Land North of Ty Croes, Llangybi, Pwllheli LL53 6TA

30.5 acres of land near Llangybi | 30.5 erw o dir ger Llangybi

Land North of Ty Cores presents a valuable opportunity to acquire a well-situated block of grazing and mowing near Llangybi.

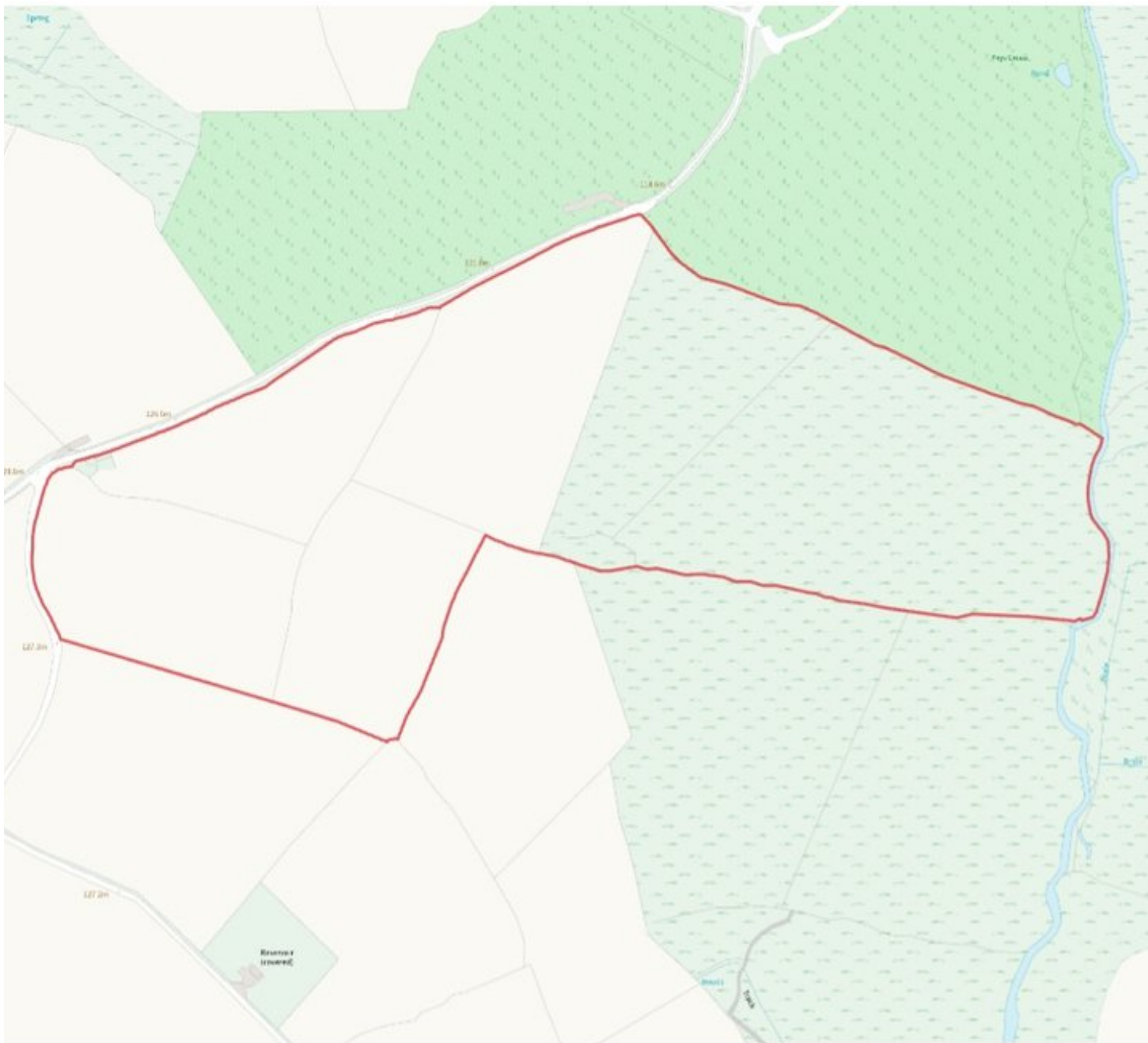
Mae tir i'r Gogledd o Ty Croes yn gyfle gwerthfawr i gaffael darn o dir pori a silwair mewn lleoliad cyfleys yn Llangybi.

For Sale By Informal Tender - Tenders to Hand by Noon on Thursday 11th December 2025.

The land is divided into 4 enclosures of grazing and mowing land fronting the highway with a wetland located to the east of the land extending to approximately 13 acres.

The land is served by a mains water supply. A handling pen is located within the parcel leading to the highway.

RPW Schedule available on request.



Directions: From Llangybi, head toward Bryncir along the single track road for 1 mile, Ty Croes land is located on the right hand side.

Gwybodaeth Pwysig | Important Information

Services: Natural Water Supply.

Method of Sale: The land is being sold by Informal Tender, offers must be submitted using the tender form available and is to be returned by 12 noon to the office (27 Penlan St, Pwllheli LL53 5DE) on the tender date.

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