



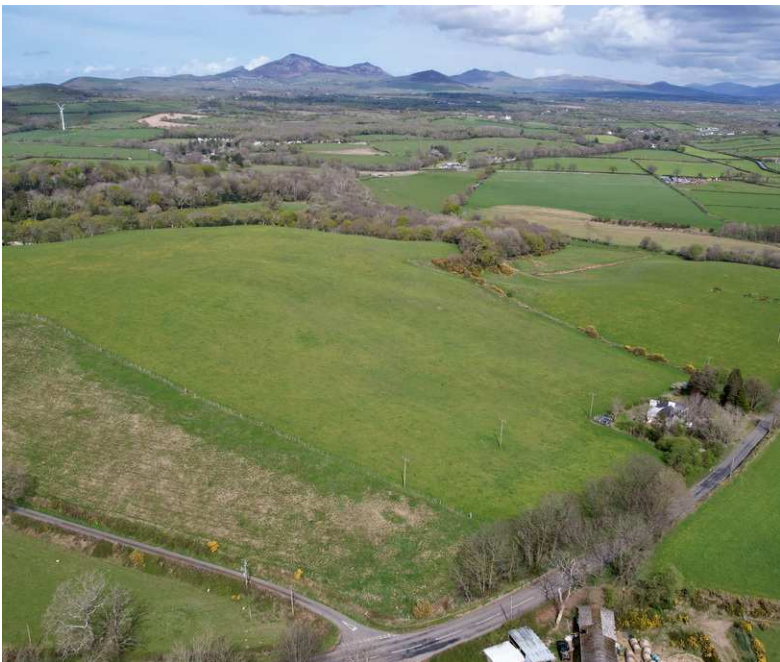
45.70 Erw | 45.70 acres of Land

Land South of Cefn Mine - Lot 2

Rhydyclafdy, Pwllheli, LL53 8TS

£460,000

www.lwhproperty.com



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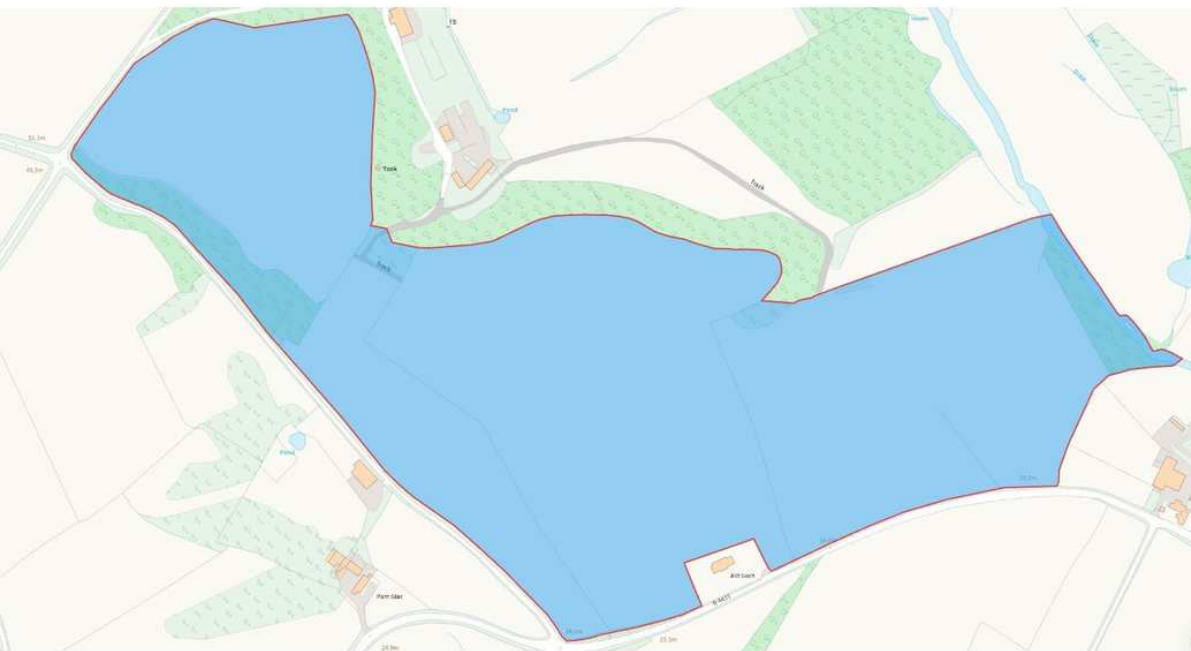
Extending to 45 acres, this land forms part of a prestigious holding situated on the Llŷn Peninsula in North Wales and offers a rare opportunity to purchase well-located farmland capable of being grazed and cropped throughout the year.

The property is offered for sale as a whole or in two separate lots. This listing represents Lot 2, comprising 45 acres of productive land. Lot 1 includes the main house, associated yard and buildings, together with approximately 40 acres of parkland, woodland and pasture.

Extending to 45.70 acres (18.50 ha), the land benefits from direct frontage onto the B4415 and a non-classified road providing convenient access towards Bodfel. For the most part the holding is free-draining, with a sandy soil profile; the southern end of the farm also enjoys frontage onto the Afon Rhyd Hir.

Historically the land has been used for both livestock and arable cropping. It has been used for wintering cattle and has previously been irrigated to support cropping and forage production.

The sale of the land at Cefn Mine presents a rare opportunity to purchase well-located farmland capable of being grazed and cropped throughout the year.

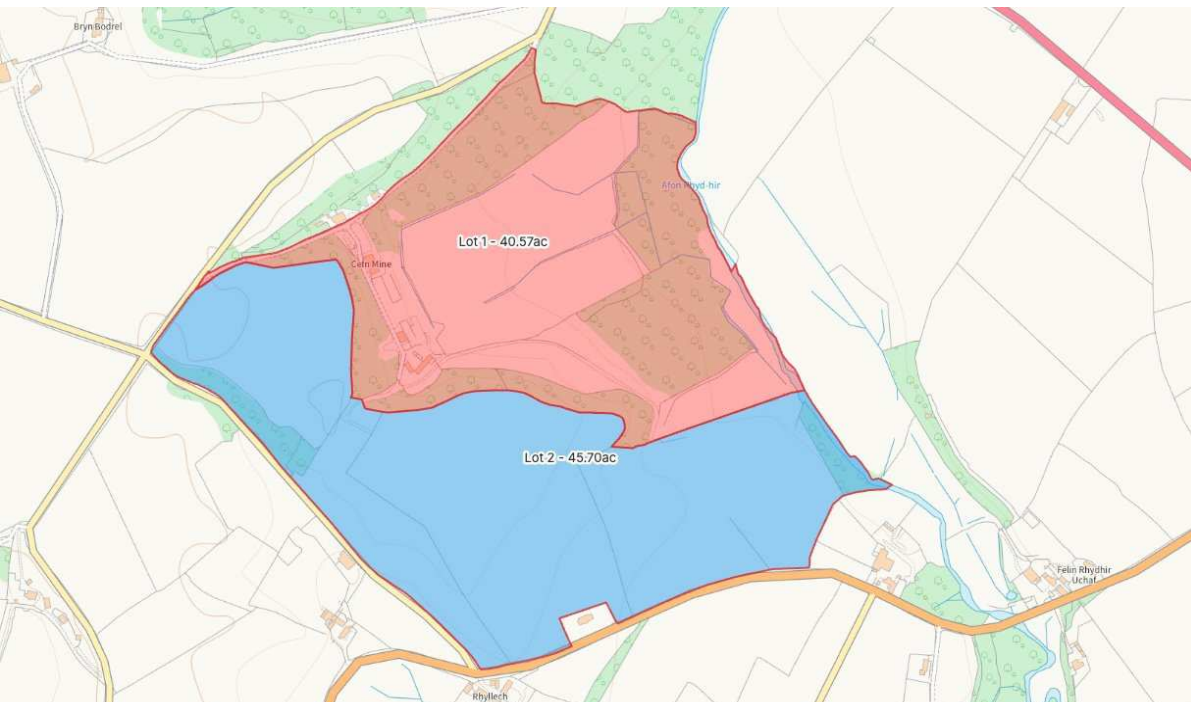


Cefn Mine has a rich and distinguished history. The property was originally held by the third generation of the Llewelyn family before passing to the Edwards family, who renovated it in 1794. Dating from the 17th century, the property was extended and enlarged throughout the 18th and 19th centuries.

Cefn Mine was originally Grade II listed in 1971, with the listing amended in 1999, in recognition of its Georgian character and 17th-century origins. Its historic features include the staircases, original floorboards, sash windows, glazed porch and stone walls, among many others. Situated just three miles from Pwllheli, Cefn Mine occupies a convenient central position between the villages of Rhydyclafdy and Efailnewydd, providing easy access to the wider Llŷn Peninsula.

The Llŷn Peninsula is renowned for its spectacular coastline, extending to approximately 100 miles and encompassing numerous sandy beaches accessible via the Wales Coast Path. This is complemented by expansive open countryside and impressive mountain ranges.

Please refer to the listing for Lot 1 for further information relating to the main house, parkland and buildings. Lot 1 will be given first refusal on the shooting and fishing rights; if the sporting rights are of particular interest to any buyer, please register your interest with the us.



Important Information

Directions: From Pwllheli, head west along Yr Ala and at the roundabout take the second exit onto the A497 towards Nefyn. Continue for approximately 2 miles through Efailnewydd, heading toward Boduan. After crossing the bridge, turn left at the crossroads. Pass the signposted entrance to Cefn Mine on your left; the property gateway is further along on the left, just beyond the back drive.

Services: The land is sold with no mains or private water supply; the buyer will be given a timeline to remove the land from the estate supply and to arrange their own water provision.

Method of Sale: Private Treaty (*Best and Final Offers may be Requested by the Closing 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: With prior notification to the office or LWH team, unaccompanied viewings are undertaken at your own risk

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.