

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

2 erw | 2 acres of Land near Abersoch
Land South of Hendy, Abersoch
Pwllheli, LL53 7HY

For Sale By Informal Tender
For Illustration www.lwhproperty.com



Land South of Hendy (2ac), Abersoch , LL53 7HY

Two acres of land and hardstanding yard off Lon Engan in Abersoch | Dwy erw o dir ac iard oddi ar Lon Engan yn Abersoch

Price Guide: 'offers in-excess of : £30,000 | 2.0 ac | 0.80ha

For Sale By Informal Tender - Tenders to Hand by Noon on 2nd July 2026.

Located off Lon Engan, beyond the Tan Y Gaer Estate the land provides convenient access to the village, with access gained via a gateway to Hendy Land. Road frontage with potential to create new access (subject to relevant consents).

The current owner has used the land for environmental and conservation purposes, and installed the hardstanding area some years ago.

Activity within this area has included commercial and leisure activities for unspecified periods - the land does not have consents or approval for alternative use.



Gwybodaeth Pwysig | Important Information

Directions: From Abersoch, follow the village one-way system. At the village hall junction, turn left and head west on Lon Engan toward Llanengan. After about half a mile, bear right toward Tan-y-Gaer onto the single-track road and continue away from the residential area. The land will be on the left.

Planning and Development Overage: All of the land will be subject to an overage of 40% of 30 years in the event that planning permission will be granted for any form of residential or commercial development, the vendor or their heirs will be entitled to a 40% proportion of any increase in market value.

Services: No Services. Vendor has made previous informal enquiries suggesting electrical and water supplies are in the immediate vicinity (not verified).

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.

Access: A right of way will be granted to enter the land via Hendy from the public highway. The land will be sold with ownership of the highway frontage, allowing the purchaser to install a private access if they wish, subject to relevant consents.

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. The land must be viewed for a Tender to be considered.

Tenure: Freehold with vacant possession on completion.

Basic Payment Scheme: N/A.