

7.50 Acres Offered for Sale in 3 Lots

Land South of Hendy, Abersoch

Pwllheli, LL53 7HY

By Public Auction on 3rd December 2026

www.lwhproperty.com











Land South of Hendy, Abersoch, Pwllheli, LL53 7HY

Lot 1- 2.56 Acres | Guide Price £50,000
Lot 2 - 2.63 Acres | Guide Price £50,000
Lot 3 - 2.33 Acres | Guide Price £35,000

The public auction will be held at the Tower Hotel in Pwllheli on Thursday, 3 December 2026, at 5:30 pm. The legal pack is currently being prepared, and the listing will be updated as soon as the information is available to prospective buyers.

Located off Lon Engan, the land offers convenient access to the village. Lots 1 and 3 benefit from direct access to the public highway.

The current owner has used the land for environmental and conservation purposes. Lot 1 also includes a hardstanding area created some years ago, as well as evidence of historic commercial and leisure activities for unspecified periods.

The land does not benefit from any valid consent or change of use. Please note that the land is subject to a development overage, reflecting the terms of previous marketing and land sold by the vendors in the past.

27 Penlan Street Pwllheli Gwynedd LL53 5DE 01758 719 682 office@lwhproperty.com www.lwhproperty.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents

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 **30% of 40 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.

Submitting a Pre Auction Offer: Offers / proposals must be submitted in writing and should include:
- Full name, correspondence address and contact details
- Offer Amount and Finance Position
- Any conditions associated with the offer (planning, specific works)
- Confirmation of whether the Legal Pack has been reviewed.

Method of Sale: The property is offered for sale by Public Auction held at the Tower Hotel, High Street, Pwllheli LL53 5RR on Thursday 3rd December 2026 - 5.30pm Prospective purchasers must refer to our auction terms of sale.

Administration Fee: An administration fee will apply. The successful purchaser will be liable to pay a fee of £500 plus VAT in addition to the sale price.

Legal Pack and Documentation: The legal pack is available under 'brochures' online within the listing. Buyers should inspect the legal pack before the auction.

Registration: All potential buyers must register their details before bidding, 1. Proof of Identity and 2. Proof of address are required.

Contracts on Fall of the Hammer: On fall of the hammer, the highest bidder enters into a binding legal contract to purchase. The purchaser must then proceed to sign the contract and pay a minimum of a 10% deposit.

Offers Prior to the Auction: Any offer submitted prior to the Auction must be made in writing, and will only be considered if the purchaser has viewed the property along with inspecting the legal pack. Any offers prior to the auction are considered on the basis of immediate exchange of contracts once the sale is agreed and minimum deposit paid. Offers will be assumed to be best and final.

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

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. *Note Access to Lot 2 is via Lot 1*

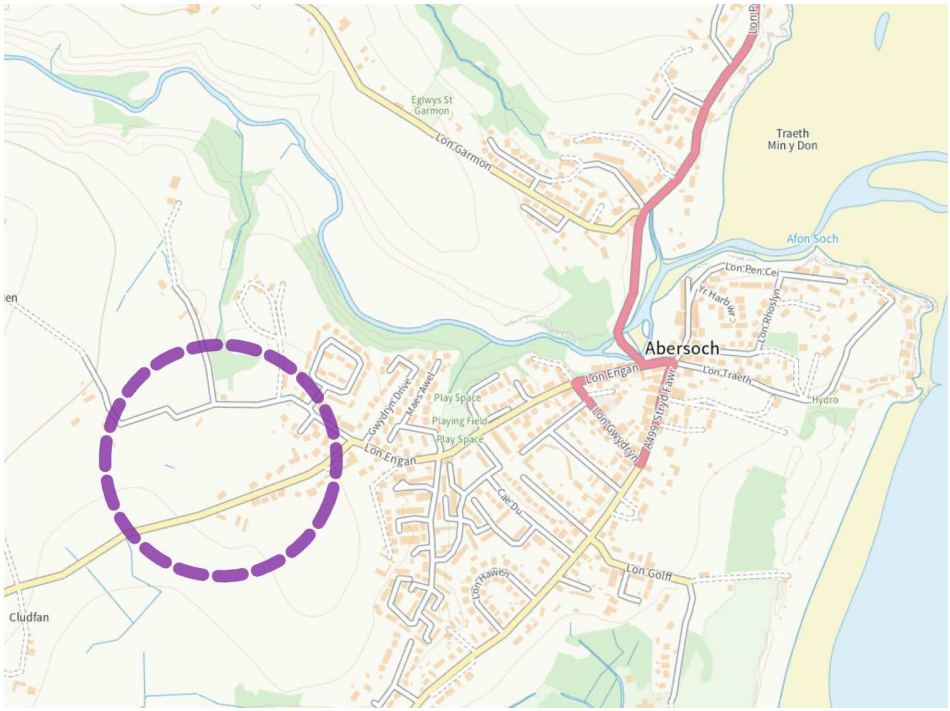
Planning: The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

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.



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