



**JONES  
PECKOVER**  
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

**T: 01745 812127**



## Land Known as Fron & Rhwngffwyafon Y Fron, Caernarfon,

15.24 acres or thereabouts of land – edged red on the above plan.

Grazed with sheep in recent years.

Natural Water supply.

•Breathtaking views.

•Guide Price: £55,000 to £75,000.

Public Auction to be held at the Menai Bridge Community Heritage Trust, Thomas

Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Tuesday 28th

### MAIN FEATURES

- 15.24 Acres - Edged RED on the plan.
- Breathtaking Views
- Tuesday 28th July 2026 6pm
- Natural Water Supply
- For Sale By Public Auction
- Guide Price £55,000 to £75,000

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 Thomas  
 Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Tuesday 28th  
 July 2026 at 6 p.m.

**VENDORS' SOLICITORS:**

Agri Advisor Legal, c/o Rachel Phillips, Glynton House, Henfaes Lane, Welshpool,  
 Powys, SY21 7BE.  
 Tel: 01938 536405.

**AGENTS REMARKS**

This property extends to 15.24 acres or thereabouts of land.  
 The land is considered to be suitable for cattle, sheep and  
 horses plus the Sustainable Farming Scheme that commenced  
 at the start of this year.

**LOCATION**

The property is situated in a rural area on the outskirts of Y  
 Fron. Y Fron is a small village on the south-west side of Moel  
 Tryfan, overlooking the Nantlle Valley and Llyn Nantlle Uchaf.  
 The village has a community centre called Canolfan Y Fron,  
 which includes a cafe, shop and bunkhouse. The village  
 attracts walkers throughout the year, who begin their venture  
 towards Mynydd Mawr and thereafter towards Snowdonia.  
 In terms of distances, the property is located 7 miles from the  
 town of Caernarfon, 17 miles from the town of Porthmadog, 20  
 miles from the town of Pwllheli and 17 miles from the city of  
 Bangor.

**DIRECTIONS**

After travelling through the village of Y Fron from the direction  
 of Rhostryfan or Carmel, take the left hand turning by the  
 Hogan sign. Then travel uphill and over the cattle grid. The  
 turning leading to the property will then be identified within a  
 short distance on the right-hand side. Travel down the track for  
 about 200 metres and the access into the property will be  
 identified next to the residential property called Fron.

**GENERAL STIPULATIONS**

**Tenure**  
 Freehold with vacant possession available upon completion of  
 the sale.  
 Basic Payment Scheme or Sustainable Farming

**Scheme**

The purchaser(s) will be able to claim Basic Payment Scheme  
 Entitlements on the land (subject to meeting the Scheme's  
 Rules) or enter the land into the Sustainable Farming Scheme.  
 No Basic Payment Scheme Entitlements will be included with  
 the land upon completion of the sale.  
 Wayleaves, Easements, Rights of Way and the  
 Town and Country Planning Act  
 The property is sold subject to and with the benefit of all rights  
 including rights of way, whether public or private, light, support,  
 drainage, water, telephone and electricity supplies and other  
 rights and obligations, easements, quasi-easements and  
 restrictive covenants, and all existing and proposed wayleaves  
 or masts, pylons, stays, cables, drains and water, gas or other  
 pipes, whether referred to in these particulars of sale or not,  
 and to the provision of any Planning Scheme or County or  
 Local Authorities without obligations on the part of the Vendors  
 or us to specify them.

**Boundaries**

**Agents' Remarks**

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**Location**

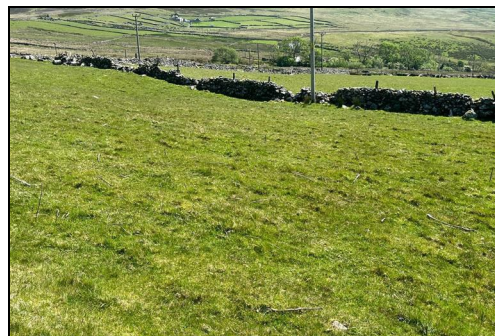
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**Tenure**

Freehold with vacant possession available upon completion of  
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**Basic Payment Scheme or Sustainable Farming Scheme**

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**Wayleaves, Easements, Rights of Way and the Town and Country Planning Act**

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in these particulars of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligations on the part of the Vendors or us to specify them.

**Boundaries**

The purchaser(s) shall be deemed to have full knowledge of all the boundaries and neither the Vendors, nor the Vendors' Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars of sale or plan, or its interpretation of them, the questions shall be referred to the Vendors' Agent whose decision acting as experts will be final.

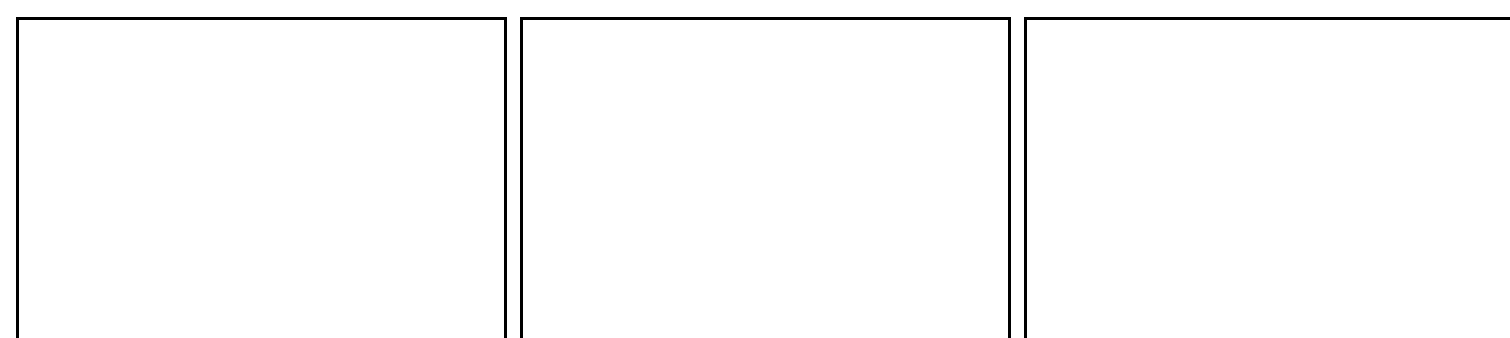
**Money Laundering**

In order to conform with Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving licence together with a recent utility bill, bank statement or local authority bill to the sale. **CASH WILL NOT BE ACCEPTED AS PAYMENT OF THE DEPOSIT (10%) WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**

**Viewing**

No appointment is necessary to view the land, by foot only. We nor the Vendors will be held liable for any injuries which may be sustained whilst viewing the land.

**Guide Price**



£55,000 to £75,000.

Please note that this is only a guide.

**METHOD OF SALE**

The land will be offered for sale by Public Auction at the Menai Bridge Community Heritage Trust, Thomas Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Tuesday 28th July 2026 at 6 p.m.. Buyer's Premium of £1,500 plus VAT (Total = £1,800) will apply to the purchase. The total due to us from the successful purchaser(s) will be payable upon conclusion of the Public Auction.

**CONTRACT OF SALE**

The Contract and Conditions of Sale will be available for inspection at our Menai Bridge office and Agri Advisor Legal LLP's office, Glynton House, Henfaes Lane, Welshpool, Powys, SY21 7BE for approximately ten working days prior to the Public Auction. They will also be available at the Public Auction, but they will not be read out at that time. Any queries or questions regarding the contents of the Contract and other documentation must be raised with the Vendors' Solicitors prior to the sale day and, in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the Public Auction.

**MISREPRESENTATION ACT (D)**

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

