

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

5 erw | 5 Acres

Tir Tyddyn Elan Land, Llanrug

Caernarfon, LL554AE

Sale By Informal Tender - Guide Price Range **£50,000 to £70,000**

www.lwhproperty.com



Tyddyn Elan Land, Llanrug, Caernarfon, LL55 4AE

Cyfle prin i fod yn berchen ar tua 5 erw o dir wedi'i leoli yn Llanrug, dros y ffordd i'r ysgol uwchradd mewn lleoliad cyfleus.

Rare opportunity to own approximately 5 acres of land in Llanrug, conveniently located opposite the secondary school.

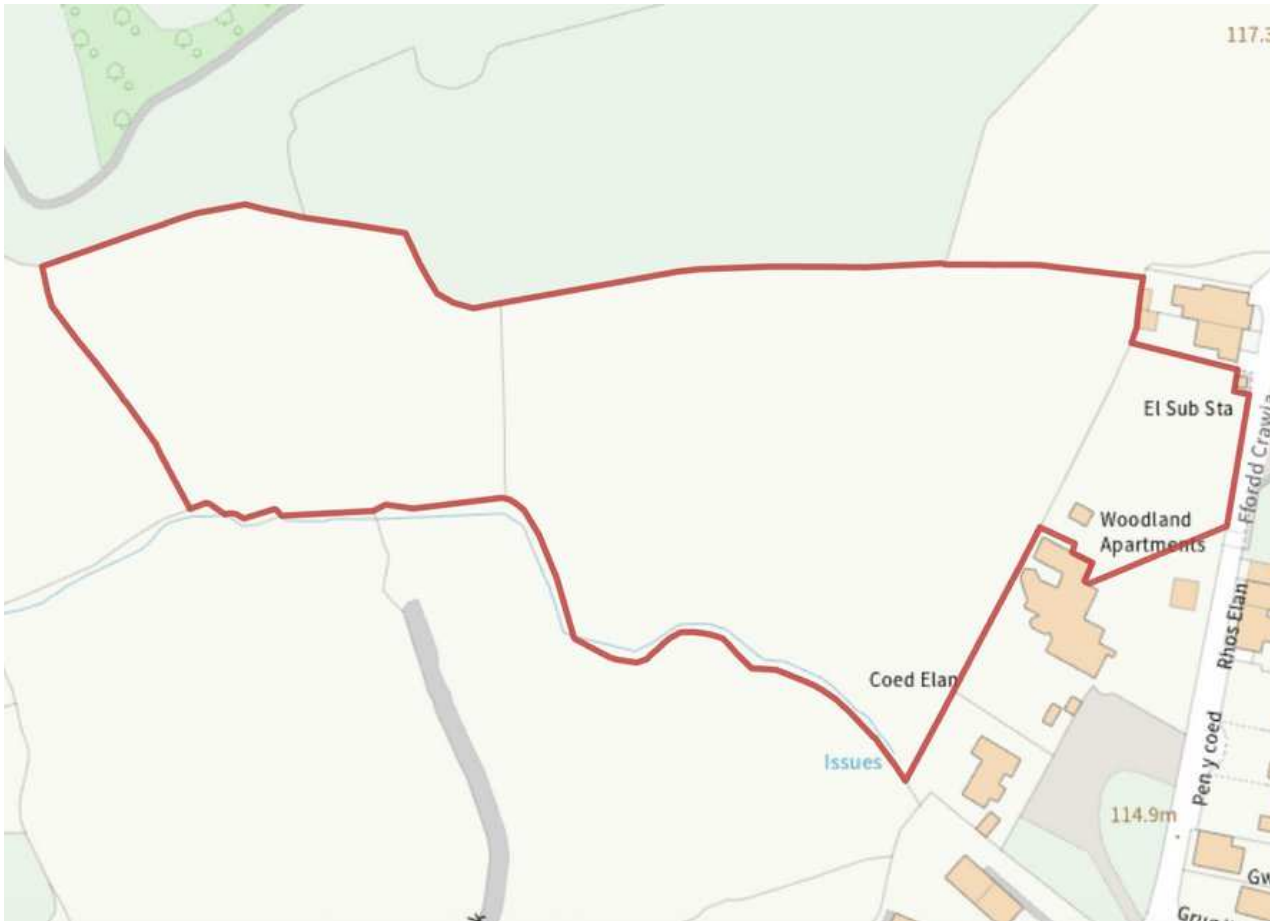
The land is divided into three enclosed grazing paddocks with good road access onto Ffordd Crowia and amenities nearby.

Guide Price Range: £50,000 to £70,000 | 5.0ac | 2.0ha

For Sale By Informal Tender - Tenders to Hand by Noon on Thursday 3rd September 2026.

The land has formerly been grazed under grazing license historically, most recently for the grazing of cattle. Part of the land could offer the opportunity for development subject to the relevant planning permissions and requirements.

The land is subject to a planning and development overage — details overleaf.



Gwybodaeth Pwysig | Important Information

Directions: From the centre of Llanrug, take the road past Arvonja Holidays toward Brynrefail Secondary School. The gateway is on the left, between two residential properties.

Planning and Development Overage: All of the land will be subject to an overage of 15% for 25 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 15% proportion of any increase in market value.

Services: TBC

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

Tenure: Freehold with vacant possession on completion.

Basic Payment Scheme: N/A.