



Tir ac Eiddo
LWH
Land and Property
Lloyd Williams & Hughes

Barn Conversion, Yard and Buildings in 3ac (approx).

Gadlas Bryn Hyfryd, Chwilog

Pwllheli. LL53 6SF

By On-site Public Auction on 16th April 2026 - 3pm

www.lwhproperty.com



Gadlas Bryn Hyfryd, Chwilog, Gwynedd LL53 6SF

Gadlas Bryn Hyfryd represents a unique opportunity to acquire a former farmyard on the edge of Chwilog, comprising a range of farm buildings, approximately 3 acres of yard and land, and a 2–3 bedroom barn conversion

Mae Gadlas Bryn Hyfryd yn cynnig cyfle unigryw i fod perchen iard ar gyrion Chwilog, sy'n cynnwys amryw o adeiladau fferm, tua 3 acer o dir ac iard, a bwthyn 2–3 ystafell wely.

Thursday 16.04.2026 at 3pm On-site at Gadlas

By Public Auction on unless Sold prior | Read 'Important Information' for Auction Information

Eiddo 'Y Gadlas' Barn Conversion

Situated to the east of the farm buildings, Y Gadlas provides 2–3 bedrooms and is subject to an occupancy restriction (S106 — see Legal Pack). The conversion was finished to a high standard, featuring hardwood joinery, a high-quality fitted kitchen and solid flooring throughout. Although the property has been vacant for several years, the accommodation is arranged with two bedrooms, a bathroom and a kitchen-diner on the ground floor, with a further bedroom and a reception room on the first floor.



Adeiladau | Traditional range of Farm Buildings

Behind Y Gadlas lies a range of stone outbuildings comprising two full-height bays to the eaves, two workshops with lofts above, and the former dairy, partly covered by asbestos sheeting and slate roofing.

Adeiladau Modern | Modern Buildings

Having been vacant in recent years, the buildings were historically used as a dairy, with the large barn to the south of Y Gadlas previously let on a commercial basis. The structures include a steel-framed cubicle shed topped with asbestos sheeting, a general-purpose building of similar construction with roller shutter doors, and an adjoining lean-to workshop.

Iard | Yard and Other Buildings

Further buildings, garages and a static caravan are included within Lot 1. The garage opposite Y Gadlas was formerly used as a vehicle body repair shop. The driveway to Y Gadlas is subject to a right of way in favour of Bryn Hyfryd Farmhouse (In Separate Ownership)

Gadlas is accessed by two gateways off the B4354: one leads east to Y Gadlas and the other to the compound, main yard and outbuildings. Most of the yard is hardstanding, with a strip of grazing land to the west and wetland/grazing to the south.

Static Caravans

A Willerby caravan is sited opposite Y Gadlas along with a further unit located behind the buildings.

Location and Directions

Bryn Hyfryd and Y Gadlas are situated to the West of Chwilog, located on the village boundary off the highway leading to Y Ffor. The holding is within 2 miles of the A499 Caernarfon Road and within 1 mile of the A497 Porthmadog Road.

Important Information

Pre-auction offers considered subject to contract, pre-auction offers are expected to be submitted under auction terms.

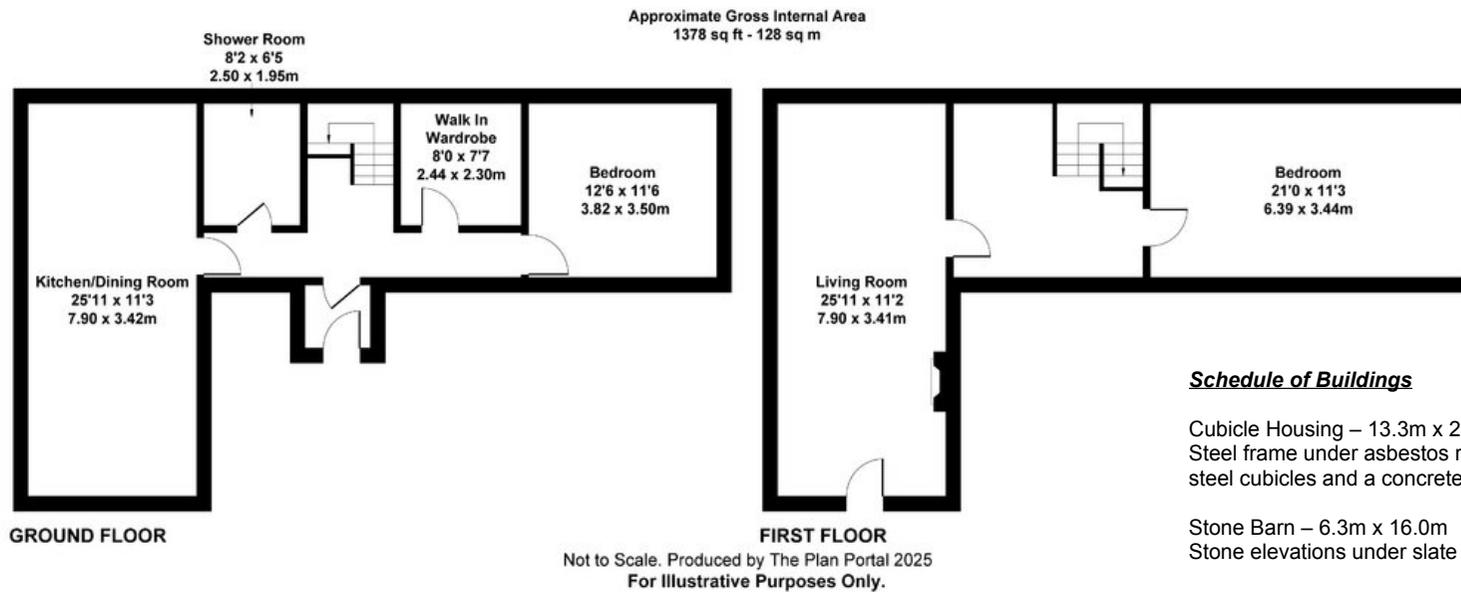
Viewing

By appointment only. This property is being sold at auction, unless sold prior — all applicants must be fully qualified before attending a viewing and able to proceed. Prospective buyers who have not placed their property on the market or do not have finance in place or an Agreement in Principle will not qualify to attend.

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.



Schedule of Buildings

Cubicle Housing – 13.3m x 22.8m
Steel frame under asbestos roof covering including two passages, steel cubicles and a concrete floor.

Stone Barn – 6.3m x 16.0m
Stone elevations under slate roof covering.

Parlour – 5.2m x 10.0m
Block elevations under asbestos roof covering

Stone Barn with loft – 4.8m x 7.0m
Stone elevations under slate roof covering.

Loose Housing – 5.14m x 8.19m
Block elevations under corrugated steel roof covering.

Workshop – 4.53m x 9.65m
Block elevations under asbestos roof covering.

General Purpose Building – 13.7m x 28.0m
Steel frame under asbestos roof covering with concrete floor and two roller shutter door entrances.

Garage – 4.6m x 10.5m
Brick elevations under box profile roof covering.

Woodstore
Block elevations under asbestos roof covering.

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.

Tenure: Freehold with vacant possession on completion.

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.

Important Information

Method of Sale - The property is offered for sale by Public Auction held at the Farmyard, Gadlas Bryn Hyfryd, Chwilog LL53 6SF on Thursday 16th April 2026 - 3pm Prospective purchasers must refer to our auction terms of sale.

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

Link to Listing: <https://lwhproperty-property-details.apex27.co.uk/805483> Brochures are located beneath the floorplan.

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.

Adjoining Housing Development - Purchasers are advised of an adjoining housing development impacting the land East of Lot 1 and Lot 5. Prospective buyers should review the local authority website for further information to satisfy themselves of any impact.

Services (Untested) - Oil, Mains Electric, Mains Water, (Welsh Water Installing New Meter), Private Drainage.

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.