

Tir | Land extending to approximately 50 acres

Land at Ynys Hwfa, Pant Glas

Gwynedd , LL54 5DF

Sale By Informal Tender

www.lwhproperty.com











Land at Ynys Hwfa, Pan Glas, LL54 5DF

Mae Ynys Hwfa yn cynnig cyfle i gaffael tua 50 acer o dir cymysg mewn bloc unedig. Mae'r tir mewn lleoliad cyfleus gyda mynediad i'r briffordd gyhoeddus ger yr A487, wedi'i leoli rhwng Clynnog Fawr a Phant Glas.

Ynys Hwfa offers an opportunity to acquire approximately 50 acres of mixed grazing and marshland in a single, conveniently located block. The land has direct access to the public highway and is easily reached from the A487, situated between Clynnog Fawr and Pant Glas

Guide Price Range: £175,000 to £200,000 | 50.43ac | 20.40ha

Offered For Sale as a Whole By Informal Tender:
Tenders to Hand by Noon on Thursday 17th December 2026.

The holding includes approximately 20 acres of mowable grassland, with around 30 acres in total suitable for grazing. The principal grazing areas are on the superior parcels south of the central driveway, with additional grazing land to the north. The wettest, marsh-like areas are concentrated along the northern and southern boundaries. The land is well suited to grazing and also offers strong potential for habitat enhancement and environmental interest.

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



Gwybodaeth Pwysig | Important Information

Directions: From the A487 at Pant Glas, turn at the junction signposted Clynnog and Bwlch Derwin and continue for 1 mile. Turn right where signed Tai'n Lon and Capel Uchaf and follow the road for a further 3/4 mile. The property is on the left, opposite the nature reserve.

Services: Natural Water Supply only.

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.

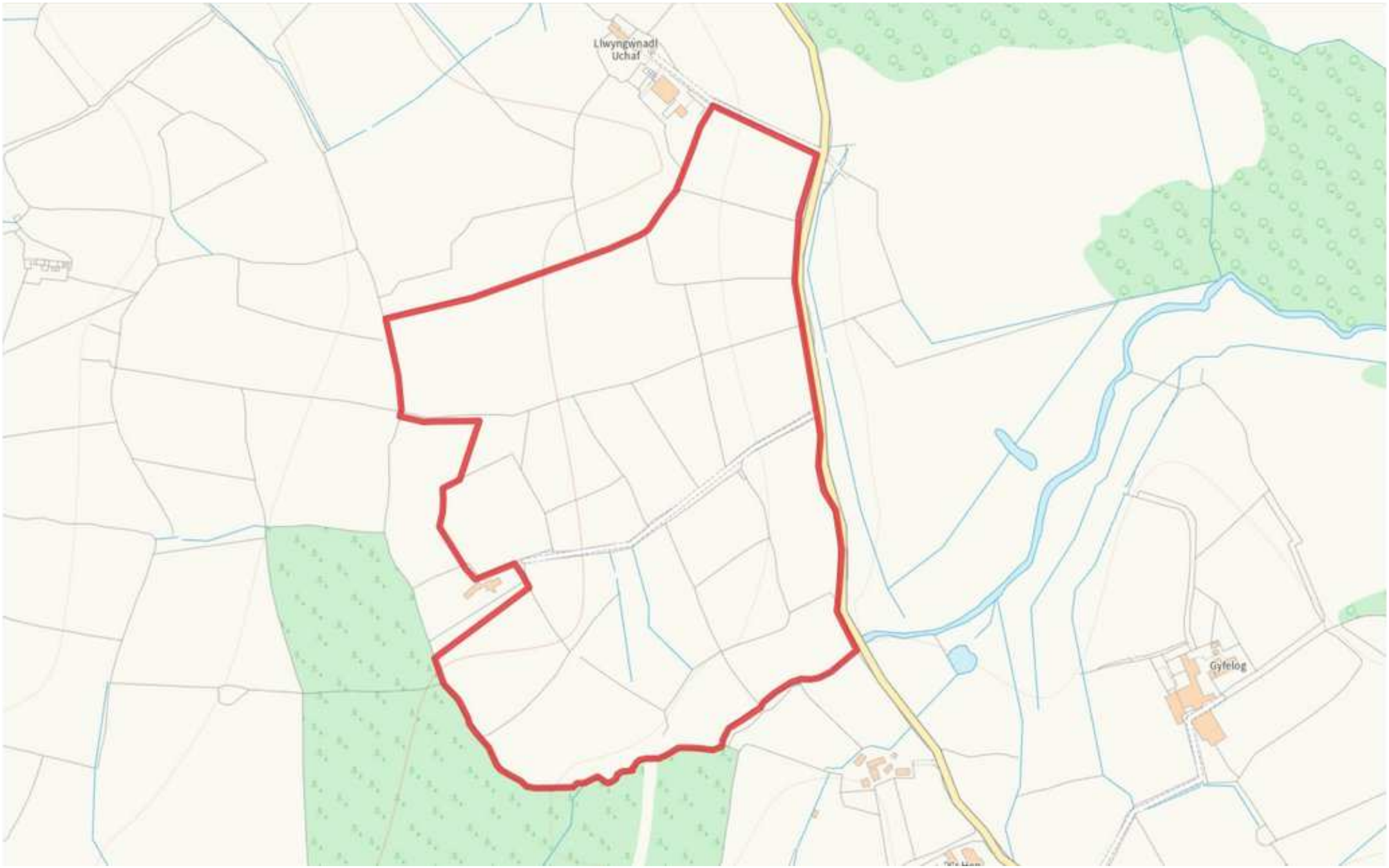
Viewing: By prior notification with the agents. Do Not Trespass Adjoining Homeowners. The land must be viewed for a Tender to be considered.

Tenure: Freehold with vacant possession on completion.

Basic Payment Scheme: N/A.

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