

Tir ac Eiddo  
**LWH**  
Land and Property

0.33 ac of Land | 0.33 erw o Dir

**Tir | Land at Denio**

Pwllheli, LL53 5UD

offers in-excess of **£20,000**

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## Tir | Land at Denio, Pwllheli, LL53 5UD

Tir yn ymestyn i 0.33 erw wedi'i leoli yn Denio, Pwllheli. Cyfle prin i berchen ar barsel o goedwig wyllt yn Denio, ar ymylon Pwllheli mewn lleoliad hwylus.

Land extending to 0.33 acres located in Denio, Pwllheli. A rare chance to own a wild woodland parcel at Denio, on the outskirts of Pwllheli in a convenient location.

The land has been vacant for some time and is enclosed by traditional stone walls; the original gateway onto the public highway has now been reopened by the vendors. An electricity substation neighbours the land.

From Pwllheli head north past Capel Salem and up the hill by Pwllheli College. At the junction, turn right toward the cemetery, passing the Awel Deg development and then the Llain Wen development. Turn right at the junction and continue to the cemetery and church — the land is on the right opposite Bryn Eglwys.

Method of Sale - Private Treaty

Services -No services

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 in the particulars or not.

Viewing - The land can be viewed at your own risk, by notifying the office.

