

Tir ac Eiddo

**LWH**

Land and Property

Lloyd Williams & Hughes

5.21 Acres | Erw | 2.11 Ha

Land South of Twmpath Bach, Lon Cytun

Morfa Nefyn, LL53 6AS

For Sale By Informal Tender **£10,000 per Acre**

[www.lwhproperty.com](http://www.lwhproperty.com)



## Tir | Land South of Twmpath Bach, Morfa Nefyn, LL53 6AS

Land extending to 5.2 acres located off Lon Cytun in Morfa Nefyn | Tir yn ymestyn i 5.2 erw wedi'i leoli oddi ar Lon Cytun yn Nefyn.

Land South of Twmpath Bach presents a rare opportunity to acquire a well-located parcel of grazing land situated on the edge of a village. Mae'r tir i'r de o Dwmpath Bach yn gyfle prin i gaffael darn o dir pori mewn lleoliad hwylus ar gyrion pentref.

5.21 Acres | 2.11 Hectares

The land is offered for sale by informal tender. Tenders must be submitted using the tender form and received by **12:00 noon on Tuesday 2nd June 2026**.

The property has historically been occupied under grazing arrangements for the keeping of livestock. The majority of the land is classified as Grade 2 under the Wales Agricultural Land Classification maps.

Access to the land is provided via a right of way leading from Lon Cytun.

**Directions:**

From the crossroads at Morfa Nefyn, travel east towards Ederm and take the first left-hand turning onto Lon Cytun. Continue past the bungalows along the single-track lane for approximately a quarter of a mile. At the sharp left-hand bend, take the driveway immediately adjacent to the conifer trees. After passing the trees, the gateway to the land is located on the left-hand side, approximately 50 feet further on.

*\*When accessing please be respectful of adjoining homeowners and not obstruct any other entrance of gateway\**

**Gwybodaeth Pwysig | Important Information****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 on the tender date.

Tenders are submitted on an "as seen" basis and are subject to contract. Any offer conditional on planning permission or on any other condition must be declared. Applicants must view the land for their tender to be given serious consideration.

**Services**

No mains 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.

**Basic Payment Scheme**

TBC

**Viewing**

Viewing by Appointment Only

**Tenure**

We are advised that the property is freehold.