



JONES PECKOVER

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Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

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Land Known as Fron & Rhwngffwyafon Y Fron, Caernarfon,

11.53 acres or thereabouts of land. One traditional farm building with planning potential. Edged blue on the above plan.

Grazed with sheep in recent years.

Natural Water supply.

Breathtaking views.

Guide Price: £40,000 to £50,000.

Public Auction to be held at the Menai Bridge Community Heritage Trust, Thomas

MAIN FEATURES

- 11.53 Acres or thereabouts of Land
- Traditional Outbuilding with Development Potential
- Area Edged BLUE on the Plan
- Natural Water Supply
- For Sale By Public Auction
- Tuesday 28th July 2026 6pm

11.53 acres or thereabouts of land. One traditional farm building with planning potential. Edged blue on the above plan. Grazed with sheep in recent years. Natural Water supply. Breathtaking views. Guide Price: £40,000 to £50,000. Public Auction to be held at the Menai Bridge Community Heritage Trust, Thomas Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Tuesday 28th July 2026 at 6 p.m..

VENDORS' SOLICITORS:

Agri Advisor Legal, c/o Rachel Phillips, Glynton House, Henfaes Lane, Welshpool, Powys, SY21 7BE. Tel: 01938 536405.

AGENTS REMARKS

This property mainly comprises of one traditional farm building and 11.53 acres or thereabouts of mixed quality land. We are of the opinion that the traditional farm building has potential for alternative uses, subject to gaining the necessary permissions and consents. The land, on the other hand, is considered to be suitable for cattle, sheep and horses plus the Sustainable Farming Scheme that commenced at the start of this year.

LOCATION

The property is situated in a rural area on the outskirts of Y Fron. Y Fron is a small village on the south-west side of Moel Tryfan, overlooking the Nantlle Valley and Llyn Nantlle Uchaf. The village has a community centre called Canolfan Y Fron, which includes a cafe, shop and bunkhouse. The village attracts walkers throughout the year, who begin their venture towards Mynydd Mawr and thereafter towards Snowdonia. In terms of distances, the property is located 7 miles from the town of Caernarfon, 17 miles from the town of Porthmadog, 20 miles from the town of Pwllheli and 17 miles from the city of Bangor.

DIRECTIONS

From the direction of Rhostryfan or Carmel, travel through the

village of Fron and beyond the Hogan sign until you arrive near a residential property located next to a No Through Road. Then travel along the No Through Road until you come to the gate that leads to the residential property known as Rhwngddwyafon. Access to Lot 5 will then be gained after travelling over the garden forming part of the residential property known as Rhwngddwyafon.

GENERAL STIPULATIONS

Tenure

Freehold with vacant possession available upon completion of the sale.

Basic Payment Scheme or Sustainable Farming Scheme

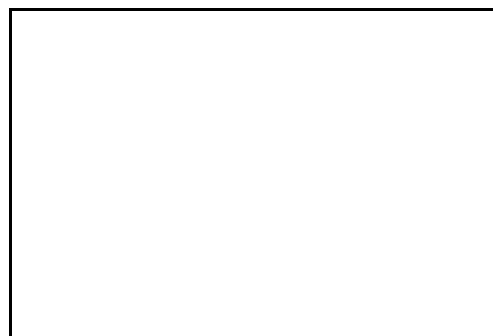
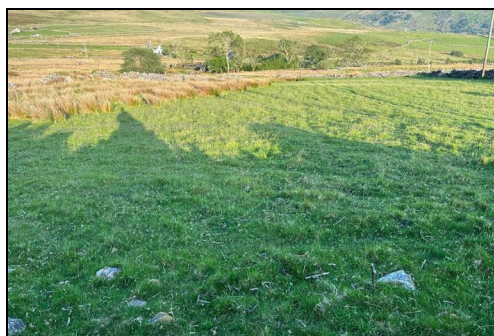
The purchaser(s) will be able to claim Basic Payment Scheme Entitlements on the land (subject to meeting the Scheme's Rules) or enter the land into the Sustainable Farming Scheme. No Basic Payment Scheme Entitlements will be included with the land upon completion of the sale.

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in these particulars of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligations on the part of the Vendors or us to specify them.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all the boundaries and neither the Vendors, nor the Vendors' Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars of sale or plan, or its interpretation of them, the questions shall be referred to the Vendors' Agent whose decision acting as experts will be final.



Money Laundering

In order to conform with Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving licence together with a recent utility bill, bank statement or local authority bill to the sale. CASH WILL NOT BE ACCEPTED AS PAYMENT OF THE DEPOSIT (10%) WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

Viewing

No appointment is necessary to view the land, by foot only. We nor the Vendors will be held liable for any injuries which may be sustained whilst viewing the land.

Guide Price

£40,000 to £50,000.

Please note that this is only a guide.

METHOD OF SALE

Method of Sale

The land will be offered for sale by Public Auction at the Menai Bridge Community Heritage Trust, Thomas Telford Centre, Mona Road, Menai Bridge, Anglesey, LL59 5EA on Tuesday 28th July 2026 at 6 p.m. Buyer's Premium of £1,500 plus VAT (Total = £1,800) will apply to the purchase. The total due to us from the successful purchaser(s) will be payable upon conclusion of the Public Auction

CONTRACT OF SALE

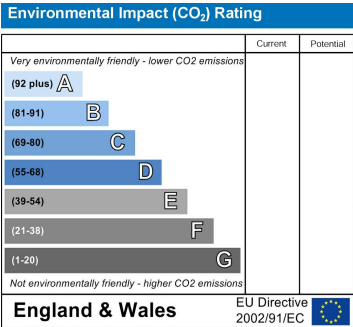
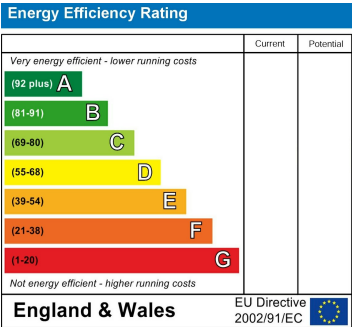
Contract of Sale

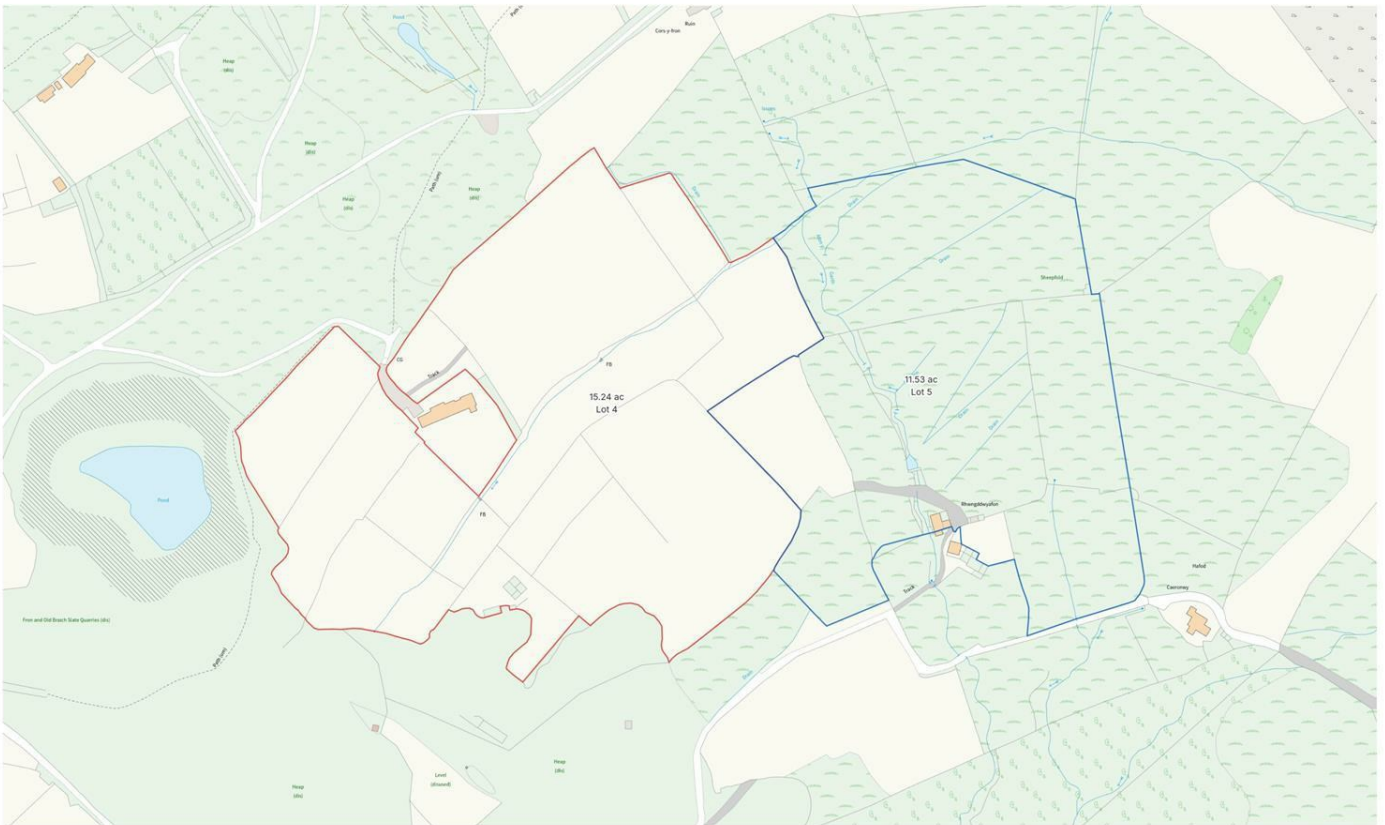
The Contract and Conditions of Sale will be available for inspection at our Menai Bridge office and Agri Advisor Legal LLP's office, Glynton House, Henfaes Lane, Welshpool, Powys, SY21 7BE for approximately ten working days prior to the Public Auction. They will also be available at the Public Auction, but they will not be read out at that time. Any queries or questions regarding the contents of the Contract and other documentation must be raised with the Vendors' Solicitors prior to the sale day and, in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the Public Auction.



MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.





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