



Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

15 erw o Dir | 15 acres of Land

Tir Tan Y Clawdd Land, Capel Uchaf

Clynnog Fawr , LL54 5DL

For Sale by Informal Tender

Guide Price: **£120,000**

www.lwhproperty.com



Tan Y Clawdd Land, Capel Uchaf, Clynnog Fawr LL54 5DL

15 acres of land near Capel Uchaf | 15 erw o dir ger Capel Uchaf

Tan Y Clawdd land presents a valuable opportunity to acquire a well-situated block of pasture land in the uplands near Capel Uchaf.

Mae tir Tan Y Clawdd yn gyfle gwerthfawr i gaffael darn o dir pori mewn lleoliad cyfleus yn ucheldiroedd Capel Uchaf.

Price Guide: £120,000 (£8,000 per acre)

For Sale By Informal Tender - Tenders to Hand by Noon on Thursday 9th October 2025.

Tan Y Clawdd land is divided into 10 enclosures, offering a diverse range of land types including grazing/mowing grassland, rough grazing, wetland, and woodland.

The land is served by a natural water supply



Directions:

From Clynnog Fawr head along Lllys Eben and then turn Right at the Community Hall and follow the road for half a mile, take the next right at the top of the hill and follow the highway for approximately one mile and the land is situated on the left beneath the highway.

Gwybodaeth Pwysig | Important Information

Services: Natural Water Supply.

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

Tenure: Freehold with vacant possession on completion.

Basic Payment Scheme: No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.



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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