



Tir ac Eiddo

**LWH**

Land and Property

Lloyd Williams & Hughes

## Tir Pwll Crwn Land, Cabli

Llangwnadl, LL53 8NR

14.40 Acres | Erw

**Price Guide: £140,000 - £160,000**

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



## Pwll Crwn Land, Llangwnadl, LL53 8NR

14.40 acres of land on the Llyn Peninsula near Llangwnadl. Pwll Crwn land is an opportunity to acquire a block of grazing land in a convenient location.

14.40 erw o dir ym Mhen Llyn ger Llangwnadl. Mae tir Pwll Crwn yn gyfle i brynu bloc o dir pori mewn lleoliad canolog.

**Price Guide: £140,000 to £160,000 (£10,000 to £12,000 per acre)**

*For Sale By Informal Tender - Tenders to Hand by Noon on Tuesday 23rd September 2025.*

The land is divided into 3 enclosures, served by a water supply.

**Directions:** At the Penygroeslon cross roads, take the turning towards Llangwnadl past Tegfan Garage. At the sharp right hand bend, take the left hand turning towards Llangwnadl. Before Hebron Chapel, take the left turning with the land located on the right hand side behind the cemetery.



## 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 (27 Penlan Street, 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, rights of way and third-party rights, whether mentioned or not.

**Viewing:** By prior notification with the agents. Do Not Trespass Adjoining Home-owners

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