



1.60 erw | 1.60 acres of Land

Land West of Clogwyn Llwyd, Llwynhudol
Pwllheli, LL53 6TT

Sale by Informal Tender **£55,000 to £75,000**

www.lwhproperty.com

For Illustration Only



Land West of Clogwyn Llwyd, Pwllheli, LL536TT

Cyfle prin i fod yn berchen ar tua 1.60 erw o dir wedi'i leoli yn gyfleus rhwng Pwllheli a'r Ffor yn ardal Llwynhudol gyda mynediad hwylus i'r A499.

A rare opportunity to purchase approximately 1.60 acres of land in the Llwynhudol area, conveniently located between Pwllheli and Y Ffor off the A499.

Guide Price Range: £55,000 to £75,000 | 1.60ac

Offered for sale as a whole; tenders for specific areas or smaller lots may also be submitted.

For Sale By Informal Tender - Tenders to Hand by Noon on Tuesday 6th October 2026.

The land is down to permanent pasture, formerly used for the grazing of livestock as a whole.

Historically the land has been developed with the sale representing the remaining land following the development of the four adjoining properties beneath the reservoir. As a result the land may have **planning potential** for development subject to relevant consents and permissions.



Located in an elevated position, the land benefits from far-reaching views across open countryside with the coastline visible in the distance.

Gwybodaeth Pwysig | Important Information

Directions: From Pwllheli, head towards Y Ffor on the A499. Pass Aldi and, after the second Llwynhudol turning on your right, the entrance is on the left and is marked by the marketing sign.

Planning and Development Overage: All of the land will be subject to an overage of 20% for 20 years in the event that planning permission will be granted for any form of residential or commercial development, the vendor or their heirs will be entitled to a 20% proportion of any increase in market value.

Infrastructure on the Land: Please note that drainage systems serving the adjoining houses are located on the land. A plan showing their approximate locations is provided in the plans and floorplans section. These rights are documented.

Planning History: The vendors have advised that no planning permission has been sought or obtained for the land.

Services: Natural Water Supply (Spring).

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. The land must be viewed for a Tender to be considered.

Tenure: Freehold with vacant possession on completion.

Basic Payment Scheme: N/A.

