



Land at Cwm Main and Cefn Caer Euni

Sarnau, Gwynedd

Carter Jonas

Land at Cwm Main and Cefn Caer Euni Llandderfel Gwynedd LL23 7LD

A substantial block of grazing land and woodland located Cwm Main including common land at Cefn Caer Euni.

The farmland at Cwm Main and Cefn Caer Euni provides mixed grazing and woodland in a picturesque Meirionydd valley. The land extends to approximately 255 acres (103 hectares) of which 189 acres (76.51 hectares) is a registered common.

In all extending to 255 acres (103 hectares).

For sale by private treaty as a whole.

Carter Jonas



Location

Situated within Cwm Main, the land is a short distance from the A494 between the market towns of Bala and Corwen.

Amenities

The holding is situated 5.6 miles from a livestock market at Bala and 23.3 miles from a larger livestock market at Dolgellau.

Land

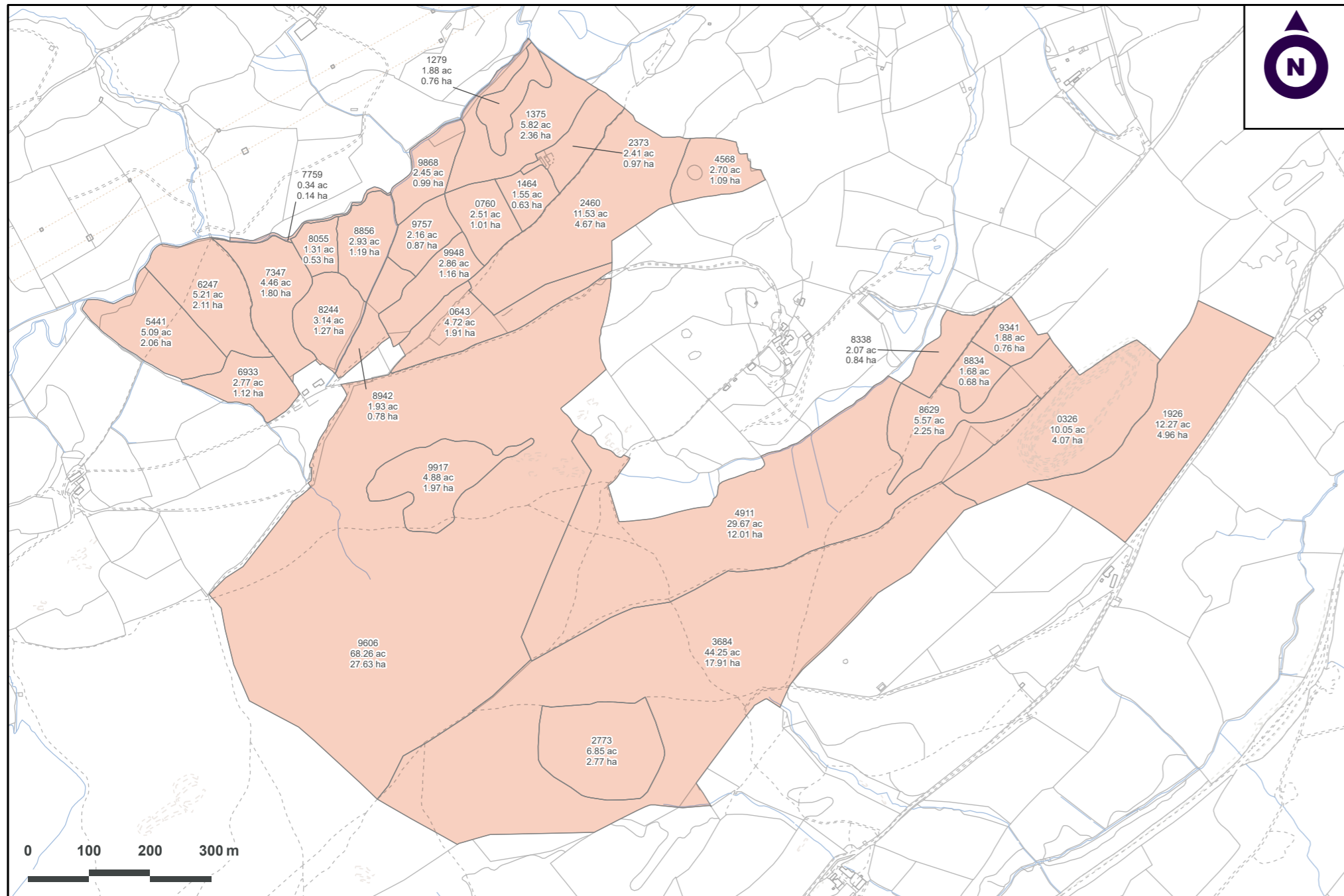
The lower pasture in Cwm Main extends in total to approximately 50 acres (20.24 hectares) situated in the valley bottom. This pasture is mixed with some good grazing ground suitable for cattle and sheep however there are some areas of lower ground.

The land then rises along the southern edge of the valley into a moorland block extending to approximately 189 acres (76.51 hectares) and which is registered as common land under CL73 Cefn Caer Euni. The sale of the farmland includes up to 120 grazing rights on Cefn Caer Euni common.

In addition there are various parcels of mixed broadleaf woodland located in Cwm Main which in total extend to approximately 16 acres (6.47 hectares).

The lower pasture and Cefn Caer Euni common may be accessed directly from the public highway at a number of locations.





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Method of Sale

For sale by private treaty in a single lot.

Tenure & Possession

Freehold with vacant possession.

Basic Payment Scheme

The farmland is registered with Rural Payments Wales.

Wayleaves, Easements & Rights of Way

The land is sold subject to the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Health & Safety

Given the potential hazards of a rural property, we would ask you to be as vigilant as possible when making your inspection for your own personal safety.

Sporting, Timber & Mineral Rights

The sporting rights are included in the sale in so far as they are able to be transferred. The mines and mineral rights are reserved.

Local Authority

Cyngor Gwynedd
www.gwynedd.llyw.cymru

Viewings

Viewings are strictly by appointment through Carter Jonas on 01248 360414

Directions

Turn from the A494 at the village of Bethel and follow a minor country road for 2.2 miles. Following this turn left and follow the road past Hafod Tudur for approximately 300 metres. Cwm Main will be seen below the public highway on your right and the moorland above the road on your left. Park sensibly at roadside along the road and access the land from this point.



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North Wales

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The Estate Office, Port Penrhyn, Bangor, LL57 4HN

National Rural Agency

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