



Land at Caerau Isaf and Caerau Uchaf

| Sarnau, Gwynedd

| **Carter Jonas**

Land at Caerau Sarnau Bala LL23 7LG

A ring fenced block of mixed grassland and woodland situated near the village of Sarnau.

The farmland at Caerau extends to approximately 96.19 acres (38.93 hectares) and comprises productive grassland, pasture grazing, moorland and two woodland blocks. The holding also benefits from two portal framed general purpose agricultural buildings and a small concrete yard.

In all extending to 96.19 acres (38.93 hectares)

For sale by informal tender as a whole.



Location

Situated on the edge of the village of Sarnau, the land at Caerau is easily accessible from the A494, which provides access to the market towns of Bala and Corwen.

Amenities

The holding is situated 3.9 miles from the livestock market at Bala and 21.6 miles from a larger livestock market at Dolgellau.

Land

The farmland at Caerau provides a useful block of grazing and cropping ground extending to approximately 98 acres.

The lower land, known as Caerau Isaf, is gently sloping and extends up from the village of Sarnau. This block is suitable for cattle and sheep grazing as well as cropping on the lower productive grassland which extends to approximately 17 acres.

The upper farmland comprises around 18 acres of rough grazing and approximately 19 acres of moorland.

The two woodland blocks extend to approximately 23 acres. Coed Ceri Bach, situated between the separately owned houses of Caerau Uchaf and Caerau Isaf, is approximately 70% Sitka spruce with pockets of mature mixed broadleaves. Coed Waen Fawr has been replanted in recent years with 75% Sitka spruce and mixed broadleaves.

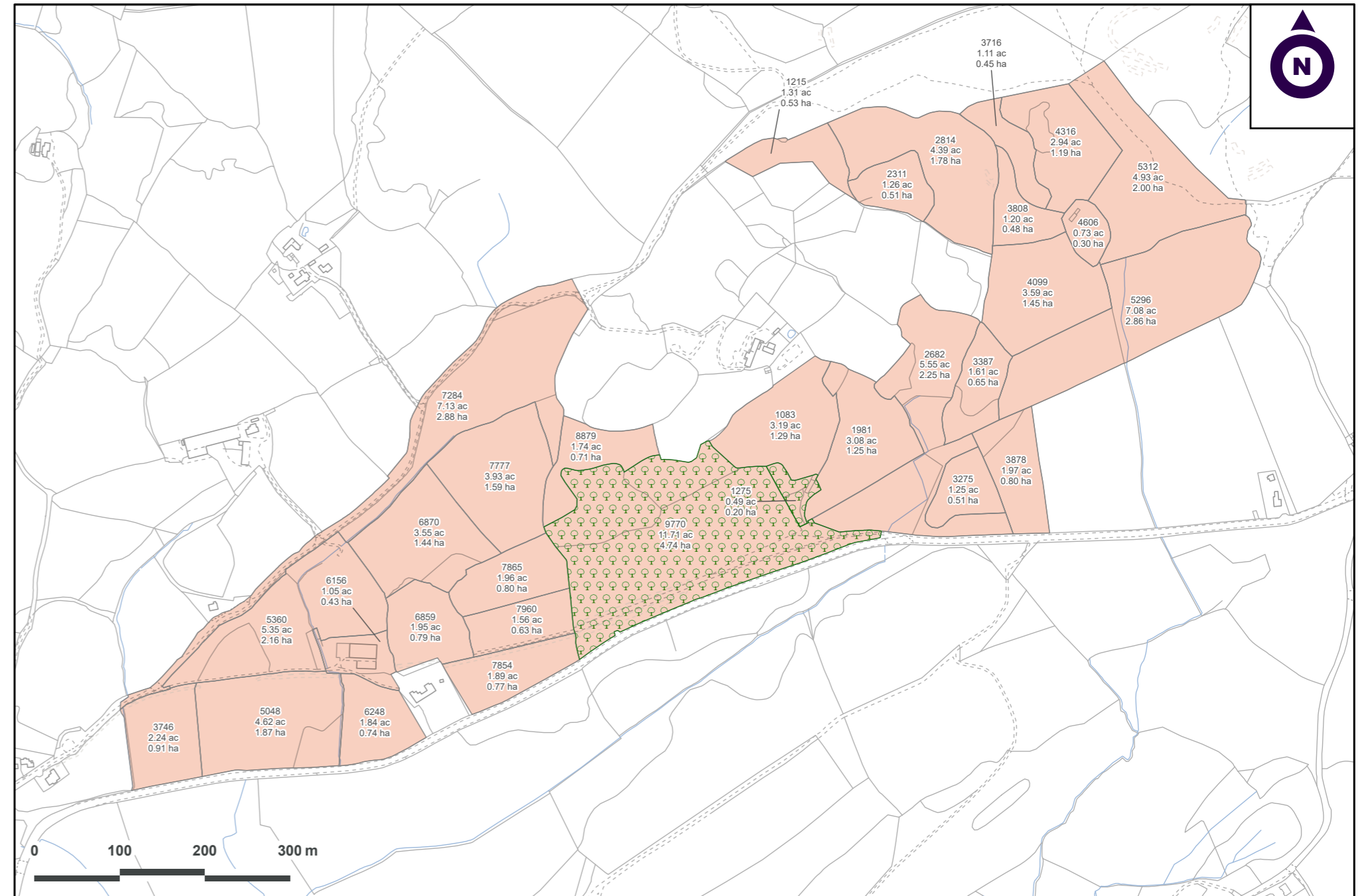
Access to the farmland is available from various points along a minor public road and via a reserved right of access over adjoining land.

We understand that Caerau Isaf benefits from common grazing rights for 85 sheep at Waen Tafolog.

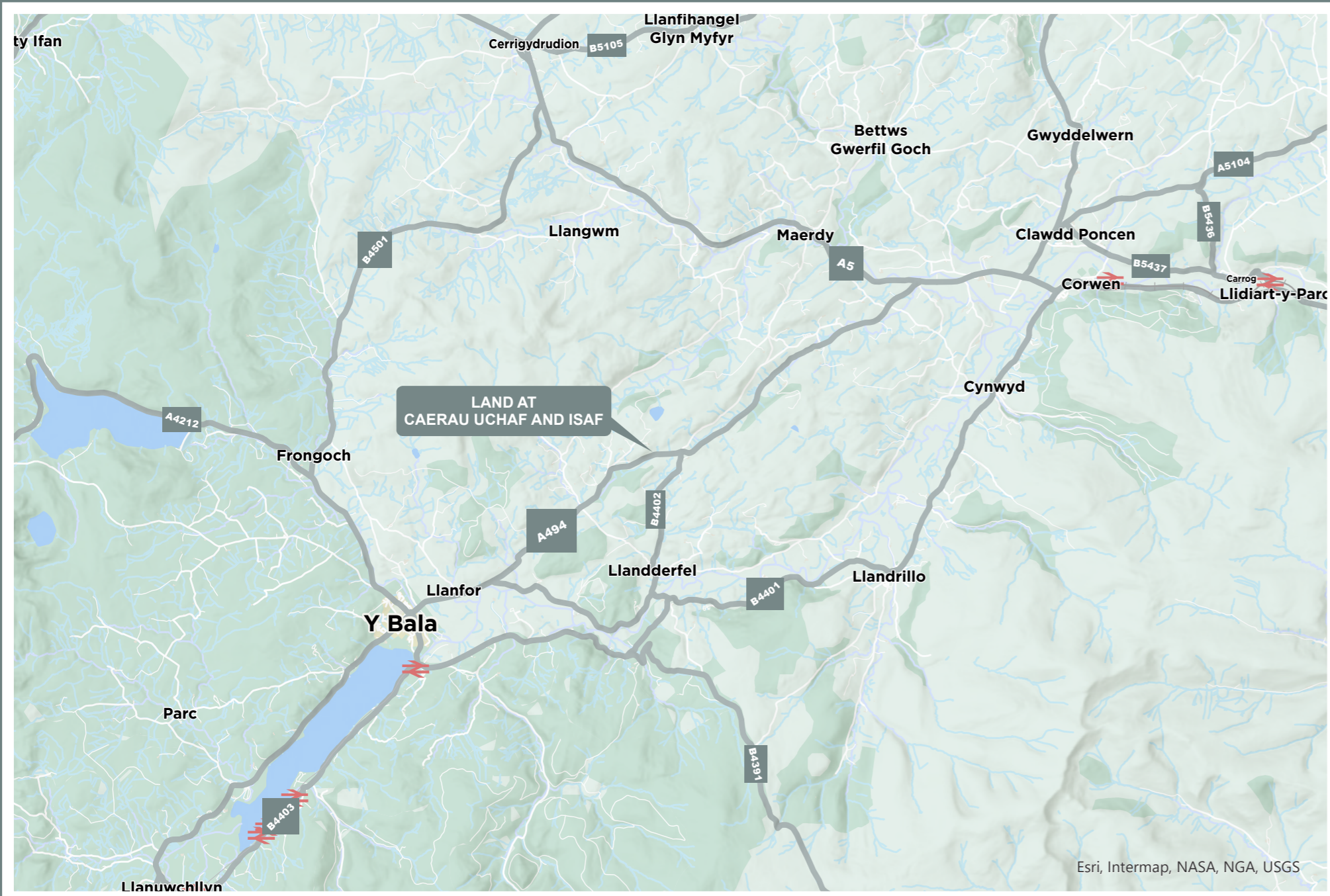


Buildings

The farmland at Caerau Isaf benefits from two portal framed general purpose agricultural buildings and a small concrete yard. The buildings are in reasonable condition and are suitable for winter housing, lambing, and machinery storage.







Method of sale

For sale by informal tender in a single lot.

The vendor reserves the right to conclude the sale by any other means and at their discretion.

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 all 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 mines, mineral rights and sporting rights are included in the sale insofar as they are able to be transferred.

Local Authority

Cyngor Gwynedd Council
www.gwynedd.llyw.cymru

Viewings

Viewings are strictly by appointment through Carter Jonas on 01248 360414.

Directions

Turn from the A494 into the village of Sarnau and follow the road uphill for approximately 0.5 miles to a gate marking a public footpath. Park carefully and access the land from this point.



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

National Rural Agency

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