



Tir Penylon

Penylon | Pengraigwen | Anglesey | LL71 8AS

For Sale by Informal Tender - Guide Price £200,000



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Penylon | Pengraigwen

Llandyfrydog | LL71 8AS

Informal Tender - Guide Price £200,000

An attractive and productive block of agricultural land extending to approximately 19.47 acres, situated in a pleasant rural location at Penygraigwen, Llandyfrydog.

The land comprises predominantly productive grassland, suitable for livestock grazing and forage production, with established hedgerow and post and wire boundaries and good roadside accessibility.

The property is offered for sale as a whole or in two lots, with Lot 1 comprising the principal block of approximately 16.59 acres and Lot 2 comprising a separate parcel of approximately 2.88 acres with direct roadside access.

A useful opportunity for neighbouring farmers, livestock producers or purchasers seeking a manageable parcel of agricultural land.

- Approx. 19.47 acres of land
- Good-quality grassland
- Suitable for livestock grazing
- Suitable for forage
- Convenient rural location
- Roadside accessibility
- Offered as a whole or in two lots
- Lot 1: approx. 16.59 acres
- Lot 2: approx. 2.88 acres
- Viewing recommended



An attractive block of approximately 19.47 acres of productive grassland at Penygraigwen, Llandyfrydog, suitable for grazing and forage production and benefiting from good roadside access.

Offered as a whole or in two lots:
Lot 1 – 16.59 acres – Principal block of agricultural land.
Lot 2 – 2.88 acres – Separate block with direct roadside access.
Whole – 19.47 acres.



LOT 1

Lot 1 comprises approximately 16.59 acres (6.72 hectares) of productive grassland, divided into a number of useful enclosures and well suited to livestock grazing and forage production.

The land benefits from established hedgerow and post and wire boundaries, together with direct access from the adjoining public highway, providing a convenient and readily manageable block of agricultural land.

LOT 2

Lot 2 comprises approximately 2.88 acres (1.16 hectares) of grassland, forming a useful standalone parcel situated immediately to the west of Lot 1.

The land is suitable for livestock grazing and other agricultural purposes and benefits from established boundaries together with direct roadside access, allowing it to be conveniently occupied and managed independently.

SERVICES

Lot 1 will benefit from a mains water supply. The vendor will arrange for the necessary connection to be made prior to completion. Further details are available from the selling agents.

A natural water supply is available to Lot 2.

METHOD OF SALE

The land is offered for sale by informal tender. The deadline for receipt of tenders is 12 noon on Tuesday, 3rd November 2026. Tender forms to be submitted in a sealed envelope marked 'PRIVATE & CONFIDENTIAL - Tir Penylon, Penygraigwen' and delivered to our office at M-Sparc, Gaerwen, LL60 6AG

DIRECTIONS

From Llangefni, proceed north on the B5111 towards Rhosybol and Amlwch. Continue through Rhosybol and proceed towards Llandyfrydog. Follow the local road towards Pengraigwen, where the land is situated adjacent to the public highway and will be identified by a Baileys & Partners For Sale board.

What3words - ///thrones.digested.uplifting

SUSTAINABLE FARMING SCHEME

No entitlements are included in the sale of this land.

PLANNING

The agents are not aware of any current planning applications relating to the property. The property is located outside the Local Development Boundary.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.



TENURE & POSSESSION

The freehold of the property is offered with vacant possession on completion of sale.

LOCAL AUTHORITY

Anglesey County Council

VIEWINGS

Strictly by confirmed appointment with the vendor's agents, Baileys & Partners – 01248 893777

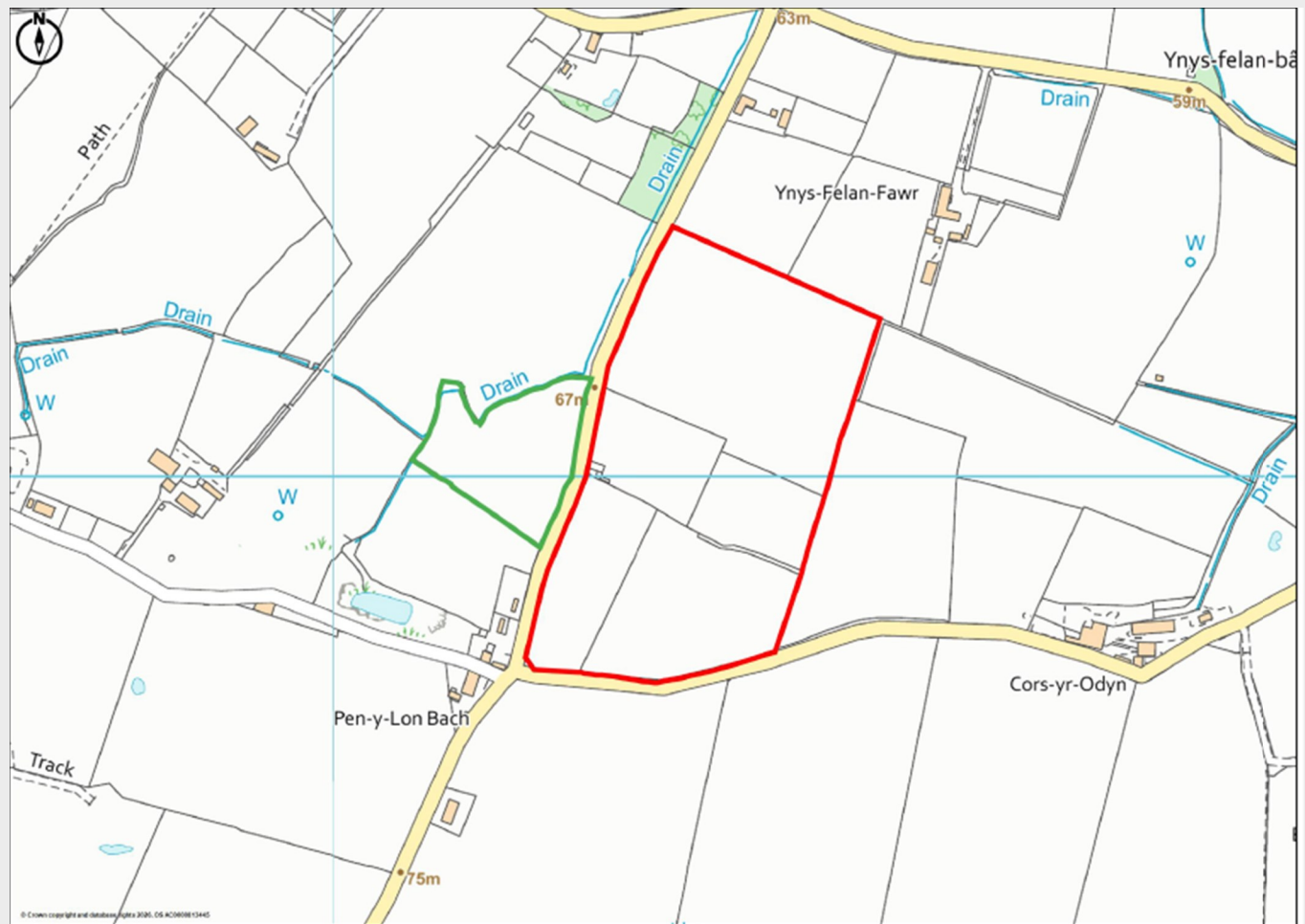
HEALTH & SAFETY

Given the potential hazards of agricultural land, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

DISCLAIMER

These particulars, whilst believed to be accurate, are set for guidance only and do not constitute any part of an offer or contract. Intending purchasers or purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise of their accuracy. No person in the employment of Baileys & Partners has the authority to make or give any representations or warranty in relation to the property.





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LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

Baileys
8 PARTNERS

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8 PARTNERS

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