



*Land at Cae Adda*

| TRAWSFYNYDD, GWYNEDD

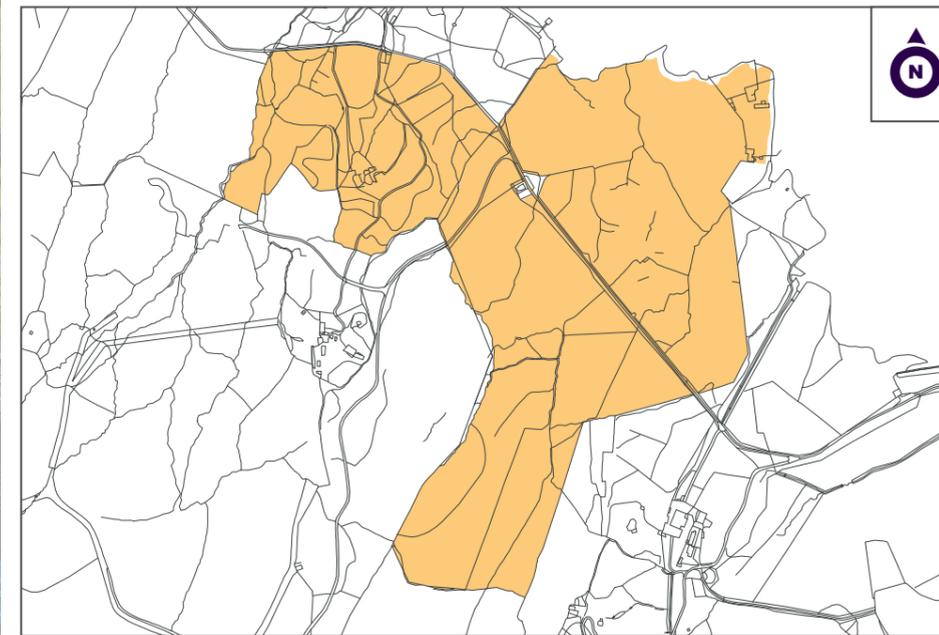
| **Carter Jonas**

**LAND AT CAE ADDA  
TRAWSFYNYDD  
BLAENAU FFESTINIOG  
GWYNEDD  
LL41 4TS**

**A rare opportunity to purchase approximately 101 acres of pasture grazing land within the Snowdonia National Park.**

The land at Cae Adda extends in all to approximately 101 acres of pasture grazing which is situated in an attractive location on the shore of Llyn Trawsfynydd and with fine views of the Rhinog and Eryri mountain ranges.

The land is split into two separate parcels by a minor public highway and benefits from a number of access points into both parcels, off the public highway.



**LOCATION**

The land is situated 1.5 miles to the south-west of the village of Trawsfynydd and is conveniently accessed off the A470 along the Llyn Trawsfynydd road.

**LAND**

The land is split in two separate blocks which extend to approximately 101 acres in total. The land to the north extends to approximately 37 acres and is situated between the public highway and the lakeside. The land is comprised of pasture grazing with some rushy areas in part.

The land is largely level with some rocky outcrops and is well suited for sheep grazing all year round and for grazing with cattle in the dryer months. The boundaries are mostly stock fencing with some stone walls.

The southern block of land rises up from the public highway and is comprised of predominantly pasture grazing as well as some native broadleaf woodland cover. In total, this parcel extends to approximately 64 acres.

The land is undulating in nature and similarly it would be suited for sheep grazing all year and cattle in the dryer months. The tree cover is predominantly mature oak and offers effective shade for livestock. The boundary is mostly stock fencing, with a section of the boundary above the road not fenced in part.

## METHOD OF SALE

The land is offered for sale as a whole by informal tender. Tenders to be submitted to Carter Jonas, The Estate Office, Bangor, Gwynedd, LL57 4HN by 12 noon, Friday 19th August 2022.

## TENURE & POSSESSION

The freehold of the property is offered for sale with vacant possession available upon completion.

## BASIC PAYMENT SCHEME

No BPS Entitlements are for sale with the land.

## ENVIRONMENTAL SCHEME

The land is not entered into any agri-environment schemes.

## SERVICES

The land benefits from a natural water supply.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land will be sold subject to and with 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

All sporting, timber and mineral rights are included in the sale.

## VIEWINGS

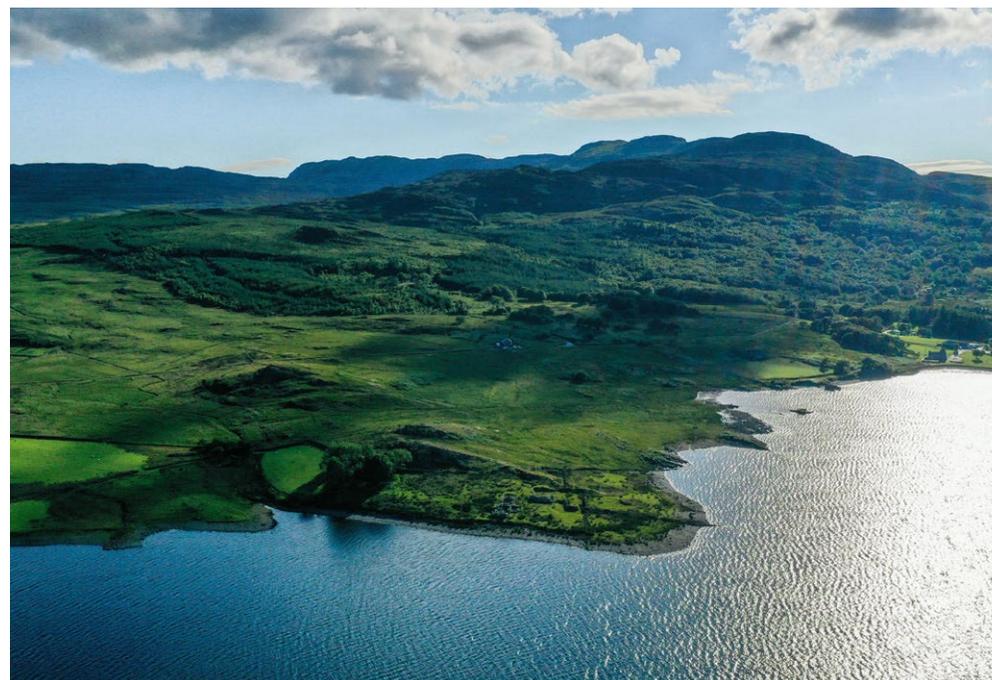
Viewings are strictly by appointment through Carter Jonas on 01248 360414.

## DIRECTIONS

From Trawsfynydd head south along the A470 towards Dolgellau. After 1 mile turn right along the Llyn Trawsfynydd road. Follow this road for 0.5 miles and you will reach the land. There are a number of access points into both parcels off the public highway.



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## BANGOR

01248 360414 | [bangor@carterjonas.co.uk](mailto:bangor@carterjonas.co.uk)  
The Estate Office, Bangor LL57 4HN

## IMPORTANT INFORMATION

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