



## Land at Ty Mawr Llan Ysbyty Ifan Conwy LL24 0NS £180,000

FOR SALE BY INFORMAL TENDER - LAND EXTENDING TO APPROX 24 ACRES IN A HIGHLY ACCESSIBLE SETTING JUST EAST OF THE VILLAGE.

Offers in excess of £180,000

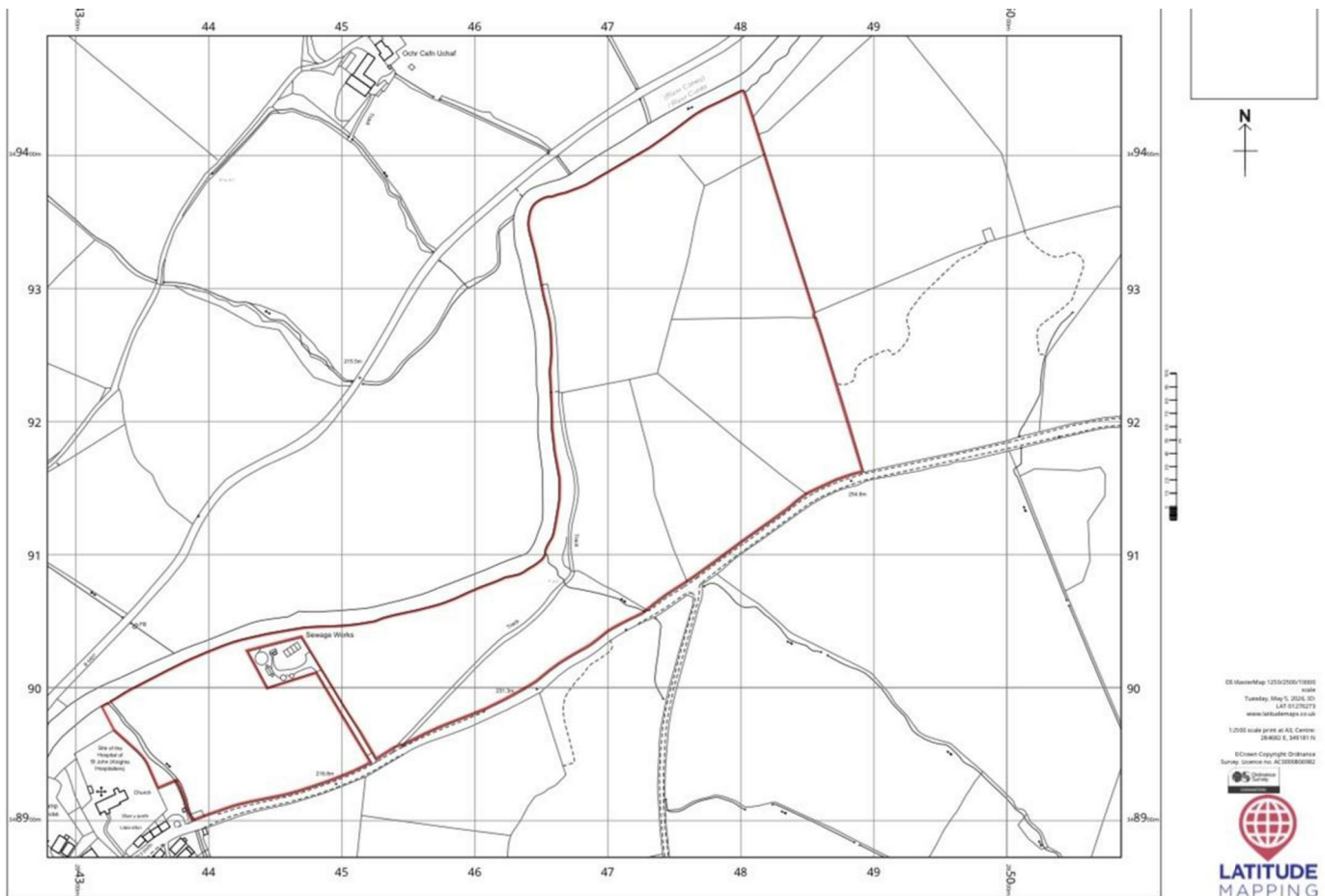
CLOSING - 12 NOON, FRIDAY 26th of JUNE 2026

A valuable opportunity to acquire an attractive block of productive agricultural meadow and pasture land extending in total to approximately 24.33 acres, situated in a delightful rural setting close to the village of Ysbyty Ifan, within the heart of the Conwy Valley countryside. The land enjoys an appealing and accessible location, lying just to the east of the village and south of Betws-y-Coed, within an established farming district surrounded by rolling countryside, National Trust owned land and traditional agricultural holdings.



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## Location

Ysbyty Ifan is a traditional rural village set within the upper Conwy Valley, renowned for its unspoilt countryside, farming heritage and strong rural community atmosphere. The village lies within easy travelling distance of Betws-y-Coed and the wider Snowdonia National Park, providing excellent access to both agricultural networks and outdoor recreational facilities.

The surrounding area is predominantly agricultural in nature, comprising established livestock and mixed farming holdings together with areas of open countryside and moorland, making this an appealing location for farming, conservation and lifestyle purchasers alike.

## Description

The land is considered to be in good heart, having been well maintained and managed, and is arranged into several useful enclosures suitable for grazing, mowing and general agricultural purposes. A substantial proportion of the holding is relatively level and gently undulating meadow land, complemented by some sloping pasture areas which provide natural shelter and character. The property benefits from good roadside frontage and accessibility, with a useful internal track providing access between the various fields. The River Conwy forms part of the boundary to one side, providing a natural water source together with an attractive environmental feature.

The land would be suitable for a variety of agricultural, grazing, conservation or amenity purposes, subject to any necessary consents.



## Tenure

We understand the land is Freehold with vacant possession available in September 2026.

## Method of Sale

The property is offered for sale by Informal Tender. Interested parties are invited to submit their best and final offers in writing using the attached tender form to the selling agents, to arrive no later than: 12 noon, Friday 26th June 2026.

The vendors reserve the right not to accept the highest or any offer received.

Please ask agents for an offer form to complete.

## Services

Natural water supply via the adjoining river.

Prospective purchasers should satisfy themselves as to the availability and adequacy of any services.

## Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agents will be responsible for defining ownership thereof.

## Sporting, Timber and Mineral Rights

We understand that the sporting, timber and mineral rights, where owned, are included within the sale so far as they are capable of passing.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights of way, wayleaves, water, drainage and other easements whether specifically mentioned or not.

## Plans and Particulars

The plan included within these particulars is provided for identification purposes only and purchasers should rely upon their own inspection and enquiries in relation to boundaries, areas and access.


## Viewing

Viewing is strictly by appointment through the selling agents. Parties viewing the land do so entirely at their own risk and should take particular care around livestock, uneven ground, watercourses and agricultural land.

## Health and Safety

Neither the vendor nor the selling agents are responsible for the safety of those viewing the property. All interested parties enter the land entirely at their own risk.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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