

# EGERTON ESTATES



## **Dinas Farm Penrhyn Point, Tyn Y Gongl, LL74 8RU**

**Auction Guide £100,000**

In conjunction with Town & Country Property Auctions  
Guide Price £100,000-£150,000 plus 5% Buyers Premium plus VAT  
For sale by unconditional online auction on the 25th February, 2026.  
Registration now open via Town & Country Property Auctions

A very rare opportunity to acquire a Freehold detached chalet, positioned within 200 metres of Traeth Bychan beach, and enjoying fine sea and coastal views to the front.

The chalet has fallen into disrepair and requires rebuilding/replacement, but will provide a fine family investment in this sought after location. It is situated within a large (presently untended) plot and the whole project offers terrific scope to build your own freehold holiday retreat.

### Chalet

The existing chalet is built of timber walls under a sloping felt roof. It extends to approx. 51.5 square meters (internal) or 554 sq feet. It is not in habitable condition. The accommodation provides for a living room, kitchen two bedrooms and a bathroom. It has spacious grounds especially to the seaward side from where there are panoramic sea and coastal views.

### Services

Services previously connected are electricity . Water supply is from a communal mains supply shared with other Lodges.

Septic tank drainage shared with adjacent chalet

### Health And Safety

Whilst internal inspection of the chalet is available, interested parties should note it is in poor condition and care is required when viewing.

### Planning Considerations

Planning consent and building regulations will be required for the rebuilding/replacement of the chalet. Prospective purchasers are advised to make their own enquiries as regards any consents required in connection with the redevelopment or refurbishment of the Chalet

### Tenure

The chalet sits on it's own freehold plot. In addition, purchasers will receive a share of Dinas Bay Management Company which holds and manages Dinas Farm fields. Details of payments are around £200 per year to cover sinking fund, grass cutting and maintenance of communal areas . There is a management committee and secretary and accounts are available.

### Council Tax

Band A

### Auction Details.

#### Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

#### Auction Information.

To view the auction information, click the Online Bidding button by visiting [tcpa.co.uk](http://tcpa.co.uk).

**UNCONDITIONAL LOT Buyers Premium Applies**  
Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a

full legal completion 28 days following the auction (unless otherwise stated).

### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

### Material Information

Material information will be provided within the legal pack- to download visit our website [tcpa.co.uk](http://tcpa.co.uk).

### Auctioneer Notes

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.

### Directions

From our Benllech office, travel northwards on the A5025 towards Moelfre. In just under a mile there is a dip in the road and a large lay-by to the right. Turn into this layby and at the bottom (by the bins) take the single lane track. Bear left (do not enter Penrhyn Point), and continue all the way down, and just before the farmhouse, there is a gate to the left which gives access to the chalet, and you can park adjacent to the gate.

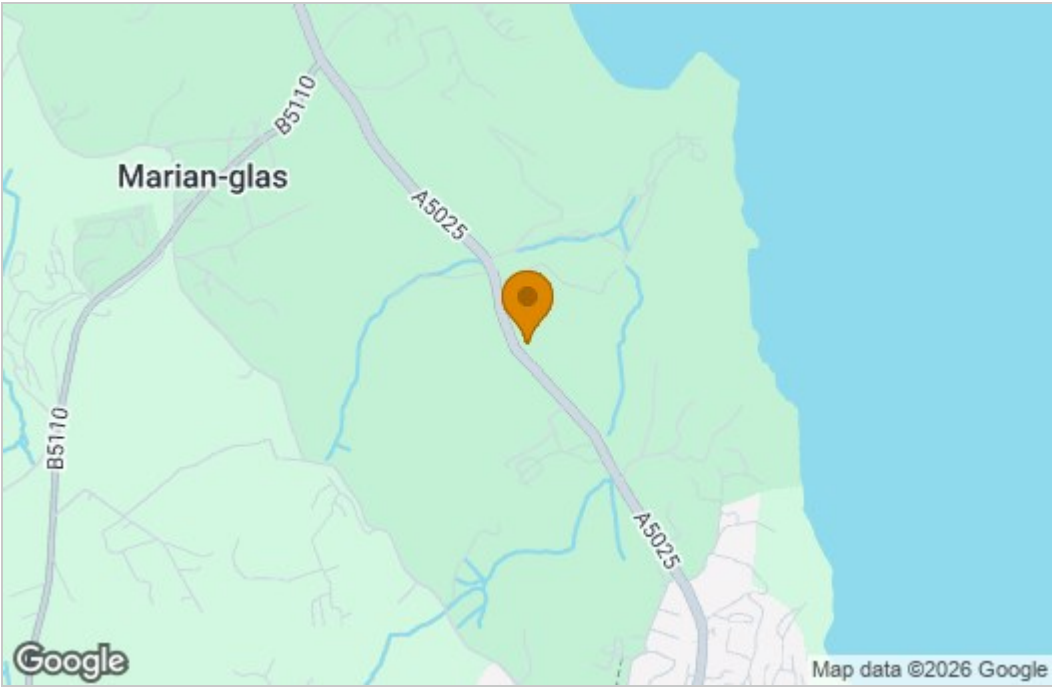
The chalet is at the very bottom of the field.

### Viewing

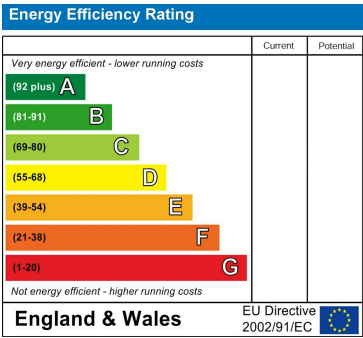
Viewing strictly by appointment with Egerton Estate Agents, Padworth House, Benllech LL74 8TF  
Tel: 01248 852177

Floor Plan

Area Map



Energy Efficiency Graph



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