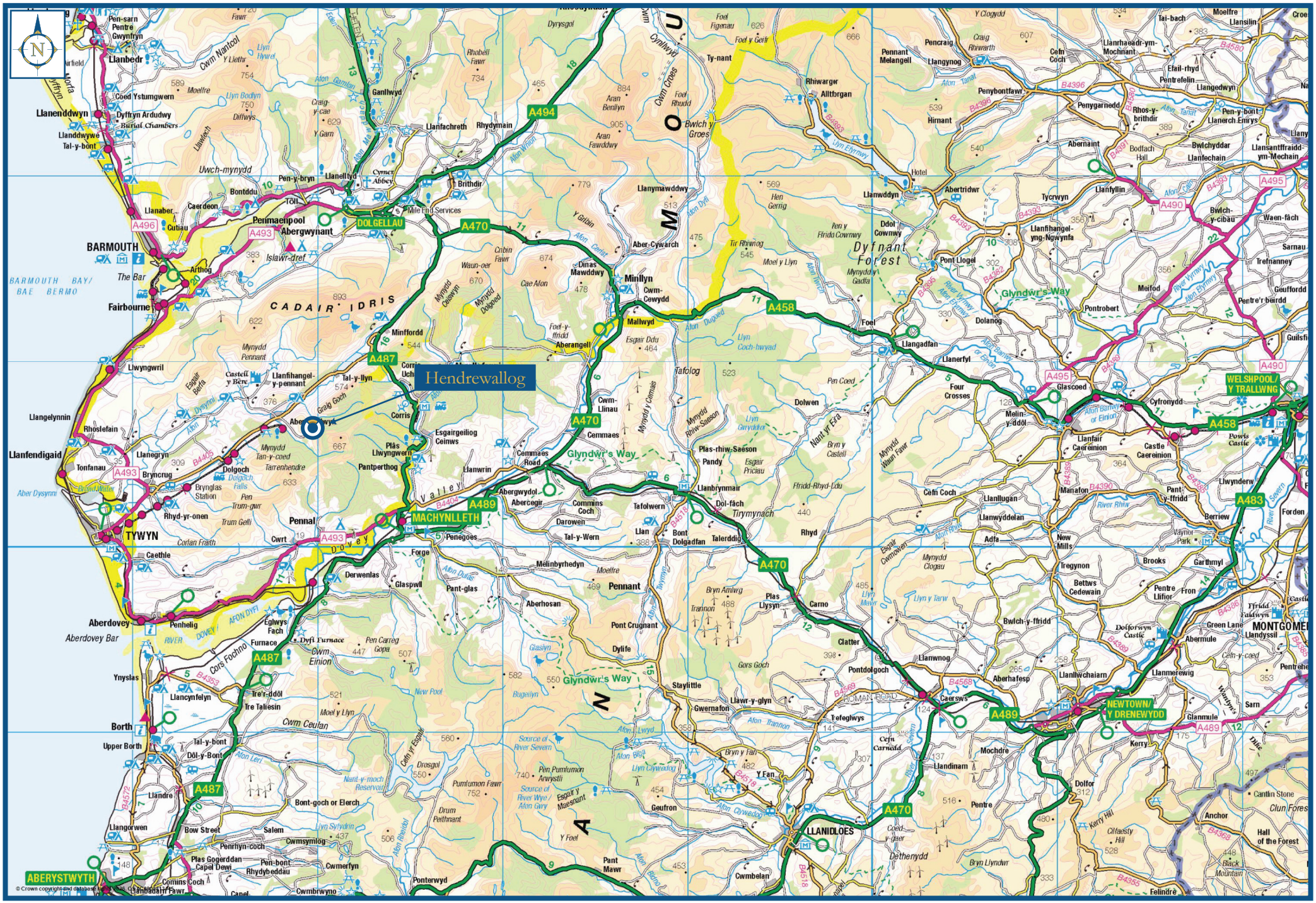
# Hendrewallog Farm

Abergynolwyn | Gwynedd | North Wales

188.3 Hectares / 465 Acres

GOLDCREST
LAND & FORESTRY GROUP




© Crown copyright and database rights 2008. Ordnance Survey

# Hendrewallog Farm
## 188.3 Hectares / 465 Acres

A unique upland farm with lifestyle, agricultural and forestry potential.

- Lifestyle and working hill farm
- Buildings with conversion potential (subject to consent)
- Within Eryri (Snowdonia) National Park
- Scope for woodland creation
- Approximately 200 to 650 metres above sea level
- Wonderful far-reaching views over west Wales

**For Sale as a Whole**

**Offers Over £1,495,000**

**Jock Galbraith MRICS & Emily Moore**

**Goldcrest Land & Forestry Group**
18 Great Stuart Street, Edinburgh EH3 7TN
0131 378 6122
www.goldcrestlfg.com

## Location

The property is situated approximately 12 miles north-west of Machynlleth, above the village of Abergynolwyn in southern Gwynedd and within the Eryri (Snowdonia) National Park. The surrounding landscape comprises a combination of grazing land, open upland and commercial forestry.

Abergynolwyn lies close by, with the Talyllyn Railway, the Dyfi valley and the Cadair Idris range all nearby, and the coast at Tywyn and the market town of Dolgellau within easy reach. The area is popular for walking, cycling, riding and outdoor recreation.

Hendrewallog Farm is shown on the location and sale plans within these particulars. The nearest postcode is LL36 9YA and What3Words: plotter.bearings.mothering

## Access

The property is accessed from the B4405 at Abergynolwyn, the public road running through the village from the coast at Tywyn. From the road a track runs some 2.66 km over neighbouring land to the western boundary, climbing from the valley onto the hill and giving the farm a real sense of seclusion while keeping it within a short distance of the village. Farm tracks then run on to the buildings, the enclosed fields and the open hill above.

### DISTANCES

- Machynlleth – 12 miles
- Chirk – 53 miles
- Shrewsbury – 62 miles
- Chester – 65 miles
- Liverpool Airport – 88 miles
- Birmingham Airport – 119 miles

## Description

Hendrewallog Farm is a rare opportunity to acquire a substantial upland farm of approximately 188.3 hectares (465 acres) in the Eryri (Snowdonia) National Park. The land rises from about 200 to 650 metres above sea level on the hills above Abergynolwyn and comprises enclosed in-bye pasture, rough grazing and open hill, with far-reaching views.

The farm has been run with sheep and cattle. The lower ground is a series of enclosed fields bounded by traditional stone walls and stock fencing, giving way to open hill above. The holding is served by a modern general-purpose shed and traditional stone and timber buildings set within shelter planting, offering scope for continued agricultural use or, subject to planning consent, conversion to residential or other uses.

For the lifestyle purchaser, the farm offers privacy, space and outstanding scenery on the doorstep of Cadair Idris, in an area renowned for walking, riding and cycling. The Eryri National Park is an International Dark Sky Reserve, and the village of Abergynolwyn, the Talyllyn Railway and Tal-y-llyn lake are close by, with the coast at Tywyn within easy reach.

The buildings and sheltered yards also have scope, subject to planning consent, for a family home or homes and for a rural tourism business such as holiday cabins, glamping or farm-stay accommodation, in a well-visited part of Eryri. No planning permission is in place, and interested parties should make their own enquiries of Eryri National Park Authority.

There may also be scope for woodland creation on parts of the farm, and for habitat and natural capital enterprises, subject to the necessary consents.

## Sporting Rights

Sporting rights are included in the sale in so far as the seller has right thereto.

## Boundaries

The property is bounded by stock fencing and traditional stone walls. Maintenance of boundaries with the neighbouring landowners is understood to be on a mutual basis. Commercial forestry adjoins to the north and east, with agricultural land to the west and south.

## Mineral Rights

Mineral rights are included so far as the seller has right thereto.

## Wayleaves & Third-Party Rights

Sold with the benefit of, and subject to, all existing rights and burdens contained in the Titles. A route of access to the neighbouring Hendrewallog Forest crosses the property, and the extraction route serving that forest runs over part of the land.

## Designations

The property lies within the Eryri (Snowdonia) National Park and adjoins Cadair Idris SSSI and SAC. Interested parties should rely on their own enquiries.

## Viewing

Viewing is possible at any time. Please contact Goldcrest Land & Forestry Group to confirm a viewing time in advance. For your own personal safety, please be aware of potential hazards when viewing — the land for sale and the surrounding ground comprises a working farm.

## Offers

If you wish to make an offer, or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

All offers should be submitted in writing to the Selling Agents. No contract will come into existence until formal written contracts have been exchanged in accordance with section 2 of the Law of Property (Miscellaneous Provisions) Act 1989.

## Selling Agents

**GOLDCREST Land & Forestry Group LLP**
18 Great Stuart Street, Edinburgh EH3 7TN
Tel: 0131 378 6122
Ref: Jon Lambert MRICS & Jock Galbraith MRICS

## Seller's Solicitors

**Oglethorpe Sturton & Gillibrand LLP**
16 Castle Park, Lancaster LA1 1YG
Tel: 01524 846846
Ref: John Myers

## Measurements

Current measurements suggest the land extends to 188.3 hectares (465 acres) and, although believed to be correct, the property will be sold as per the Titles.

## Authorities

**Natural Resources Wales**
Welsh Government
Rhodfa Padarn
Llanbadarn Fawr
Ceredigion SY23 3UR
Tel: 0300 065 3000

**Gwynedd Council**
Council Offices
Shirehall Street
Caernarfon
LL55 1SH
Tel: 01766 771 000

## Financial Guarantee

Offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank or funding source acceptable to the Selling Agents, in compliance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. For further information, please contact the Selling Agents.

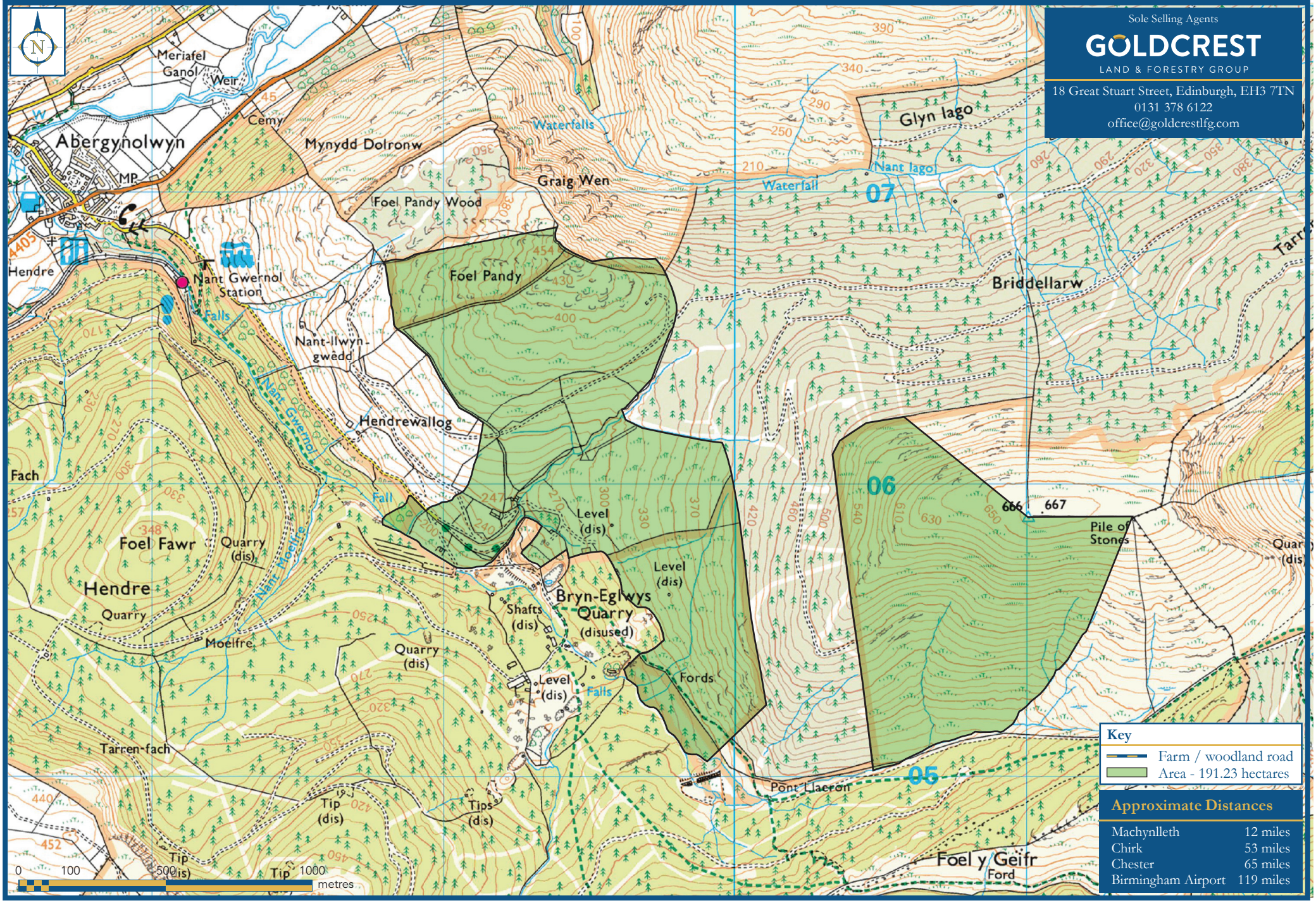
## Taxation

Agricultural land occupied for husbandry may qualify for Agricultural Property Relief from Inheritance Tax, subject to the statutory conditions.

From 6 April 2026 the 100% rate of Agricultural and Business Property Relief is capped at a combined £1 million allowance, with 50% relief above that.

A disposal may give rise to Capital Gains Tax, although rollover relief may be available. Bare agricultural land is not subject to VAT unless an option to tax has been exercised. Purchasers should take their own professional advice.

# Hendrewallog Planting Land, Abergynolwyn, North Wales




**Key**

- Farm / woodland road
- Area - 191.23 hectares

**Approximate Distances**

| | |
|---|---|
| Machynlleth | 12 miles |
| Chirk | 53 miles |
| Chester | 65 miles |
| Birmingham Airport | 119 miles |

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract.
Reproduced by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383

GOLDCREST
LAND & FORESTRY GROUP

**18 Great Stuart Street**
**Edinburgh, EH3 7TN**
**0131 378 6122**
**office@goldcrestlfg.com**

**IMPORTANT NOTICE**

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in August 2026) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written contract signed by the sellers or on their behalf, satisfying the requirements of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, easements, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Environment (Wales) Act 2016, along with any statutory designations, may have on the property, including rights of public access. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.