



MORRIS
MARSHALL
POOLE

Tyn Llwyn, Llanddona, Beaumaris, Isle of Anglesey, LL58 8YD

For Sale by Formal Tender by 12 noon Thursday 30th October 2025

Guide Price: £1,800,000

Tyn Llwyn is a most attractive residential farm situated in glorious open countryside, just south of the coast running between Red Wharf Bay and Puffin Island and is situated just over a mile north of the village of Llanddona and around three miles from the most attractive coastal town of Beaumaris.

The farmstead is set in a private location, surrounded by its own agricultural land and is close to the noted ancient monument of Bwrdd Arthur. Anglesey is an increasingly well known, popular, and respected agricultural region and of interest for holidaying purposes, and the farm provides a good opportunity to continue to farm the main property and perhaps diversify a range of attractive stone-built buildings close to the farmstead to increase income and diversity at the property.

From the farm, there are outstanding views to the south over the Menai Strait and further to the Snowdonia Ranges.

The farm has been occupied commercially for agricultural purposes for generations and comprises an attractive, comfortable farmhouse, a range of traditional buildings with alternative use potential and a more modern range of farm buildings useful for the housing of livestock or the storage of fodder, implements and goods. Together with the farmstead, there is an extensive area of agricultural land, which is a variety of permanent pastureland and areas of amenity with some smaller areas of scrub, which provides added interest to the property for amenity and conservation purposes.

In all, the property has a great variety of uses, which would suit a number of purchasers, it would be of value for continuing its core agricultural use, based at the farmhouse and farmstead, and enjoying the property for the grazing of livestock and potentially more intensive agricultural uses, being arable and fodder conservation.

Alternatively, the property could be less intensively used for agricultural purposes, and interested parties could enjoy the property by the occupation of the farmhouse, diversification of uses in the farmstead and farm buildings and enjoy the farmland for conservation and greening purposes, and benefit from that land use.



- A well-shaped farm
- Agricultural land in three blocks extending in total to 158.79 Acres (64.26 Hectares)
- Currently extensively occupied for the grazing of livestock with potential for agricultural intensification
- Alternatively, an intensification of agricultural use of the farm to use for livestock production, conservation of fodder and potentially arable crops in part
- Alternatively suitable for increased extensification and use of the property for environmental purposes for purchasers who have an interest in conservation
- Well-constructed farmhouse
- Range of attractive, traditional buildings around the farmhouse
- Further, more modern livestock housing buildings
- Investment & diversification potential
- EPC Rating 'E'



The property is certainly a “get away from it all” property where purchasers could enjoy their occupation of the property in this glorious part of Anglesey, which is still a convenient distance away from the A55 North Wales Expressway at Menai Bridge, meaning that the property is easily accessible from quite substantial distances

The farmhouse is a well-proportioned farmhouse just set to the side of the traditional range of farm buildings with outstanding views to the south of the Menai Straits and the Snowdonia range beyond. It is separated from the farmstead by a low stone wall and set within its own garden grounds, and to the rear, the traditional range of farm buildings frame the house in order to provide a private traditional courtyard with a range of stone and slate buildings to the side and rear of the farmhouse. Beyond the main range of traditional buildings lies more modern farm buildings used for the housing of cattle and sheep in season, together with the storage of fodder and would be of use for alternative purposes, subject to necessary consents.

The farmstead lies very conveniently towards the centre of the main block of agricultural land, providing good privacy, and purchasers will be able to ensure that their surrounding property adds to their enjoyment of the farmstead. There are two smaller areas of land which lie across a minor council-maintained road.

The farmhouse is of traditional construction with rendered facade, with well-spaced and attractive layout of windows and a central doorway. With views from the front of the house, over the Menai Straits in the distance.

The accommodation briefly comprises:

Ground Floor:

Large entrance Hallway with staircase to first floor
Central front Sitting Room with Inglenook
Kitchen requiring refurbishment
Bedroom 3 or further sitting room
Bathroom with panel bath, wash basin, WC, shower

First Floor:

2 Well laid out, Double Bedrooms
Note the property, although in good decorative condition, does require internal refurbishment with replacement kitchen, log burner, and some general works to bring the property up to living accommodation



OUTBUILDINGS

A traditional, attractive stone range, probably constructed in the Victorian period, and built of random stone walls under pitch slated roof.

The buildings form an enclosed rear yard, and their layout and design would be useful for a number of purposes.

There is a potential for conversion of the existing buildings to alternative purposes, and that may include holiday or other type of residential letting accommodation. Also, they could be repurposed for stabling, storage and amenity to the main house.

They provide a traditional surrounding to the farmhouse with a more modern range of farm buildings lying behind them.

The more modern range comprise a steel portal frame range of livestock buildings suitable for livestock housing, fodder storage or implement storage and may have some other alternative uses, subject to the necessary permissions

TENURE

Freehold with vacant possession upon completion.

Land Registry Title Number: WA964278

METHOD OF SALE

The property is being offered for sale via Formal Tender. Full details of the Tender are available from the Selling Agents. Written Tender offers in the prescribed format, which is included in the Tender Pack, together with a 10% deposit to be forwarded to the vendors selling agents: Morris Marshall & Poole, 28 Broad Street, Welshpool, Powys, SY21 7RW by 12 Noon **30th October 2025**. These details do not form part of an Offer or Contract and are for guidance only and full information is contained within the Tender Pack available for inspection.



COUNCIL TAX

Band 'D' (Isle of Anglesey County Council)

SERVICES

We understand there is mains water, mains electricity connected

Drainage is via a private septic tank, heating via an oil-fired boiler

N.B. The services, appliances and flues have not been tested and no warranties provided with regards to their condition

VIEWING

Accompanied by prior arrangement with the sole selling agents, Morris Marshall & Poole, 28 Broad Street, Welshpool. The agents advise all prospective purchasers when inspecting the property to take due care. No viewing is to take place of any of the buildings except when accompanied by a representative of the agent.

NEGOTIATIONS

All interested parties are respectfully requested to negotiate directly with the Selling Agents.

INVESTMENT POTENTIAL

This is a valuable agricultural property which could be farmed, or else used as an investment vehicle for purchasers to create income whilst enjoying an outstanding lifestyle property with the associated agricultural and environmental incomes and benefits which attach to land ownership.

The property has been successfully let for a number of years which would be a further investment consideration for purchasers seeking an agricultural asset with an income attached to benefit from taxation advantages of the ownership of agricultural property.





THE LAND The farmland mainly lies very conveniently around the farmstead and is suitable for a variety of purposes which extends to 158.79 Acres (64.26 Hectares). It is currently mainly used for the conservation of fodder and the grazing of livestock, but it could easily be used in part for arable or fodder crops. It has a traditional layout of field enclosures and is easily accessible from minor council roads. A separate block of land to the north of the access road, and a further small block to the west, would allow the property to be farmed separately or sublet in lots, if that is of interest to the purchasers. Some of the land lies within half a mile of the sea and consequently, the farm benefits from a warmer coastal climate.

ENTITLEMENTS No entitlements to Basic Payment Scheme will be included in the sale, however, potential purchasers are referred to current and future support payments Wales, via the following link:

Wales: <https://www.gov.wales/login-rural-payments-wales-rpw-online> Wales Rural Payment bodies are providing support for agricultural and diversification and environmental management into future years.

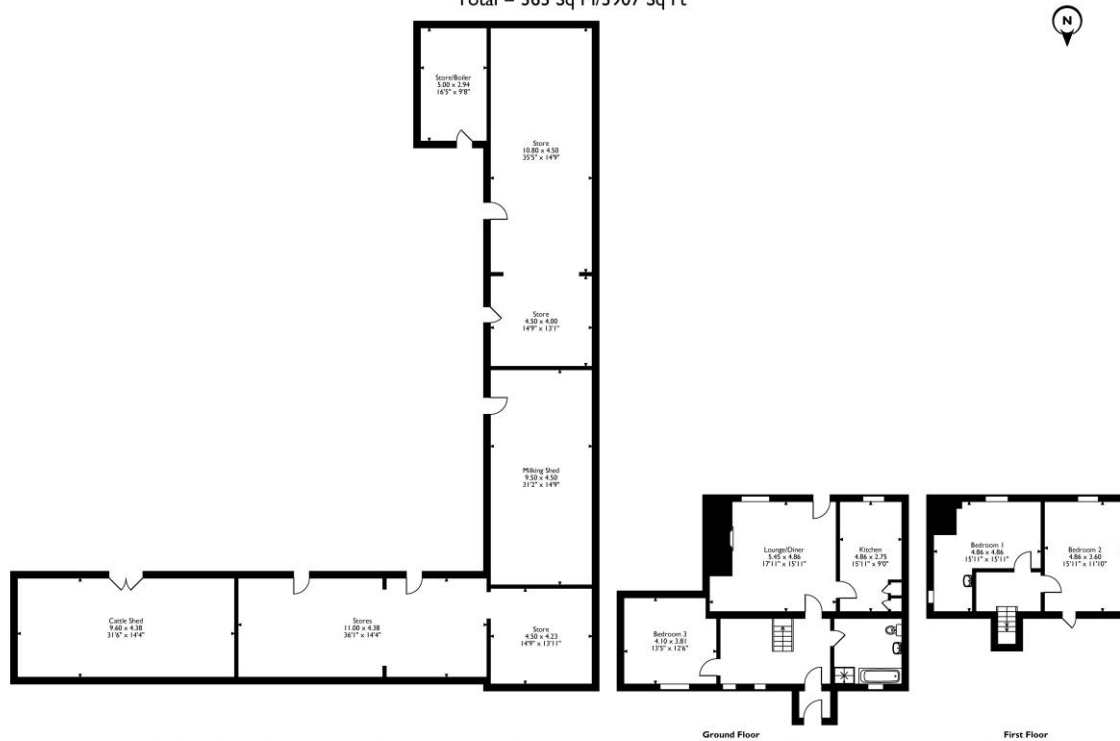
RIGHTS OF WAY, WAYLEAVES & EASEMENTS There is one known vehicular and pedestrian right of way over the property to serve Llanfihangel Din Sylwy Church. The property is sold subject to and with the benefit of any existing rights of way, drainage, water and other rights, easements and way leaves whether by written agreement or otherwise.

MINES AND MINERALS RIGHTS We understand the mines and mineral rights are in hand.

SPORTING RIGHTS We understand the sporting rights are in hand on part of the land and excepted on part of the land.

STATUTORY RESTRICTIONS The Property is within "YNYS MON/ANGLESEY" National Landscape

Tyn Llwyn, Beaumaris
Approximate Gross Internal Area
Main House = 126 Sq M/1356 Sq Ft
Outbuilding = 237 Sq M/2551 Sq Ft
Total = 363 Sq M/3907 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) E.G: Passport or Photographic Driving Licence and a recent Utility Bill.

AGRICULTURAL MORTGAGE CORPORATION (AMC)

Morris Marshall & Poole are AMC Agents throughout Mid Wales and the Shropshire Borders. AMC have lent to rural business since 1928 and can now offer loans on smallholdings which create an income to the owner be it letting of grazing or buildings or for a small agricultural or equestrian business. Their loans are competitive and un-callable and may offer tax advantages over a residential mortgage. AMC are also able to lend against the value of land and buildings. For a free initial discussion please contact any office.

FLOOD RISK (PER NRW)

Flooding from rivers - very low risk - risk less than 0.1% chance each year.

Flooding from the sea - very low risk - risk less than 0.1% chance each year.

Flooding from surface water and small watercourses - high risk - risk greater than 3.3% chance each year.

BT & BROADBAND CHECKER

<https://www.ofcom.org.uk/phonestelecoms-and-internet/advice-for-consumers/advice/ofcomchecker>

TEE 09/2025

