



# Fferm Bryn Heulog

| Brynteg | Llangefni | LL78 7JL

Guide price £360,000



**Baileys**  
& PARTNERS

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Nestled in the picturesque and sought-after area of Brynteg, this appealing smallholding extends to approximately 20.48 acres and offers a versatile mix of sloping grazing pasture, gorse and marshland, with roadside frontage and access on two sides. A derelict former traditional cottage occupies a prominent roadside position, presenting excellent scope for redevelopment or replacement, subject to the necessary consents, with nearby mains electricity and water connections providing a clear advantage.

The property also benefits from a modern steel portal frame workshop (approx. 22.86m x 9.14m / 209 sq.m / 2,250 sq.ft), currently utilised as a mechanic's workshop and subdivided into flexible sections. The building is well-equipped with mains services and is complemented by a generous hardstanding yard and parking area, offering direct access from the adjoining council-maintained road.

Altogether, this is a rare opportunity to acquire a well-located rural holding combining agricultural appeal with clear development potential in a peaceful countryside setting.

- 20.48 acres of land
- Derelict cottage for development
- Modern workshop building
- Mains electricity and water
- Roadside position in Brynteg
- Flexible workshop space
- Hardstanding yard and parking
- Grazing pasture and marshland
- Viewing recommended

## FORMER DWELLING

The cottage, whilst now in a dilapidated condition, comprises a former traditional dwelling occupying a prominent and accessible roadside position within an attractive rural setting. The existing structure is considered to offer a clear opportunity for redevelopment or replacement, subject to the necessary planning consents, with the established residential footprint being a key attribute.

Importantly, the site benefits from existing mains electricity and water connections located near the dwelling, which is likely to reduce initial development costs and enhance the overall attractiveness of the opportunity to prospective purchasers.

The combination of an established dwelling position, available services and ease of access makes this element of the property particularly appealing for those seeking a residential development opportunity in a countryside location.



A versatile block of agricultural land extending to approximately 20.48 acres, together with a derelict former traditional cottage in a prime roadside position, offering clear development potential (subject to consents), and a modern steel portal frame workshop building providing useful ancillary accommodation.



## OUTBUILDING

The property also includes a steel portal frame workshop building extending to approximately 22.86m x 9.14m (circa 209 sq.m / 2,250 sq.ft), clad with insulated box profile sheeting to both the roof and elevations, set on a concrete floor.

Internally, the building is subdivided into three sections, providing flexible space suitable for a range of uses. The unit benefits from mains electricity and water supply and is currently utilised as a mechanic's workshop.

Externally, there is a hardstanding yard and parking area surrounding the building, with direct access from the adjoining council-maintained road, offering good accessibility for vehicles and plant.

## LAND

The property extends in total to approximately 20.48 acres, comprising a mixture of sloping grazing pasture together with areas of gorse and marshland. This varied habitat not only supports its agricultural use but also offers strong appeal for those with an interest in conservation, biodiversity, or amenity land, with potential to attract a range of wildlife including birds, pollinators, and small mammals.

The land benefits from roadside frontage and access on two sides, enhancing accessibility and potential for alternative uses (subject to the necessary consents). Boundaries are defined by a combination of established hedgerows and fencing, with the hedgerows further contributing to ecological value by providing natural shelter and wildlife corridors.

Water is available via both a mains supply and natural sources, supporting its current agricultural use while also enhancing its suitability as a habitat for wildlife.

A caravan plot is also located within the holding, providing additional amenity and potential (subject to any required consents), and offering an opportunity to enjoy the natural setting and surrounding environment.

## METHOD OF SALE

The property is offered for sale via Private Treaty.

## DIRECTIONS

Ffarm Bryn Heulog is situated on the outskirts of Brynteg, in a peaceful rural setting close to the A5025 and the nearby village of Benllech. The property is accessed via quiet country lanes and a private farm approach. What3Words - [///ignites.grumbling.yachting](https://www.what3words.com/)

## SFS/BPS ENTITLEMENTS

No entitlements are included in the sale of this land.



## PLANNING

There are no active planning applications in place in relation to the property. The property is located outside the Local Development Boundary.

## DESIGNATIONS

Part of the land is designated as a Site of Special Scientific Interest (SSSI).

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. It should be noted that there are Public Right of Ways across the holding.

## TENURE & POSSESSION

The freehold of the property is offered with vacant possession on completion of sale. There is a informal agreement for the outbuilding. Contact the agents for further information.

## LOCAL AUTHORITY

Anglesey County Council

## VIEWINGS

Strictly by confirmed appointment with the vendor's agents, Baileys & Partners – 01248 893777

## HEALTH & SAFETY

Given the potential hazards of a farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

## DISCLAIMER

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





**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

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