



Maes Carafanau a Gwersylla | Caravan and Campsite  
**Ty Newydd Caravan and Camping Site, Uwchmynydd**  
Pwllheli, LL53 8BY

offers in-excess of **£830,000**  
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## Ty Newydd Caravan and Camping Site, Uwchmynydd , LL53 8BY

Ty Newydd is an established caravan and camping site with views of Bardsey Island, offering a rare opportunity to acquire a substantial campsite in North Wales, 1.5 miles from Aberdaron on the Llŷn Peninsula.

Mae Ty Newydd yn faes carafanau a gwersylla sefydledig gyda golygfeydd tuag at Ynys Enlli, ac yn cynnig cyfle prin i gaffael safle gwersylla sylweddol yng Ngogledd Cymru, 1.5 milltir o Aberdaron ar Benrhyn Llŷn.

The site comprises 67 serviced pitches, a mix of grass and hardstanding, arranged across five fields. The main facilities block is located near the entrance, with an additional block centrally positioned within the site.

Mae'r safle yn cynnwys 67 o plotiau wedi'u rhannu rhwng pum cae. Mae'r prif bloc cyfleustodau ger y fynedfa, gyda bloc arall yng nghanol y safle.

The site extending to approximately 5 acres in total, with a grazing paddock located South of the site extending to approximately 2 acres accessible from the main campsite.



Optional, subject to separate negotiation, are two additional paddocks to the east of the site extending to approximately 2 acres, with access to the highway near Pen y Bryn via the track.

In addition to the facilities a timber framed chalet is located at the site entrance, presently vacant extending to 40m2.

### **Planning Approvals and Appeals:**

C99D/0189/10/LL: Siting of 10 mixed touring units

APP/Q6810/C/06/1200588: Appeal (Granted) use of 5 fields for touring caravan and tents

C09D/0086/30/LL: Storage of 2 touring caravans

We understand that the 67 pitches are divided across the 5 fields described within the appeal stamped October 2007.

### **Important Information:**

Services: The vendors confirm the site has mains electricity, mains water and private drainage.

Method of Sale: The property is offered for sale by Private Treaty.

Ratings: Business Rates: Current rateable value (1 April 2026 to present) £13,500 We believe the current rateable value figure to include Ty Newydd Cafe (Not Included within the Sale)

Planning Notice: The property is sold subject to any existing or future statutory notices. Purchasers should make their own enquiries regarding any designations and satisfy themselves as to the adequacy of planning consents, licenses, historic use or planning appeals.

Location and Directions: From Aberdaron village, follow the road uphill past the Porth y Swnt sign for Whistling Sands and pass Dwyros Caravan Site. At the junction turn left for Uwchmynydd and continue for approximately two miles along the single-track public road, through Uwchmynydd village. In the final quarter mile you will see a Ty Newydd sign on the left; shortly after a junction on the right, the site is situated around the corner on the left.

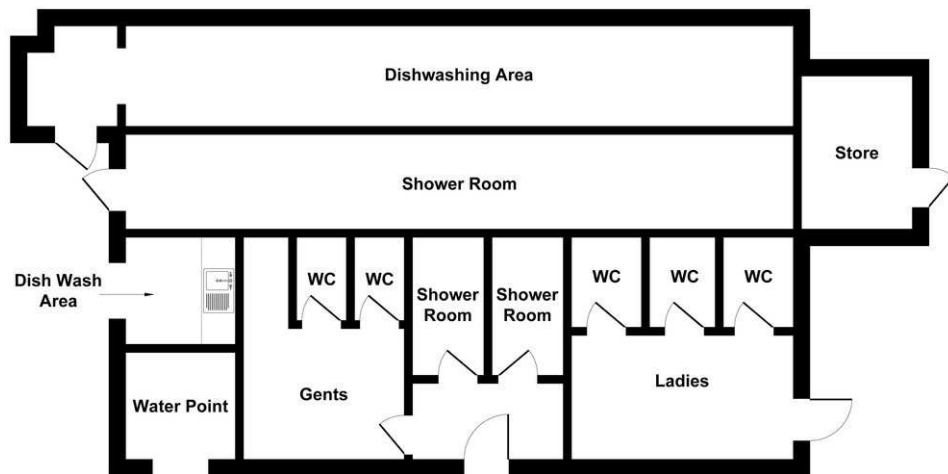
Viewing: Strictly By appointment only.

Tenure: Freehold with vacant possession on completion.

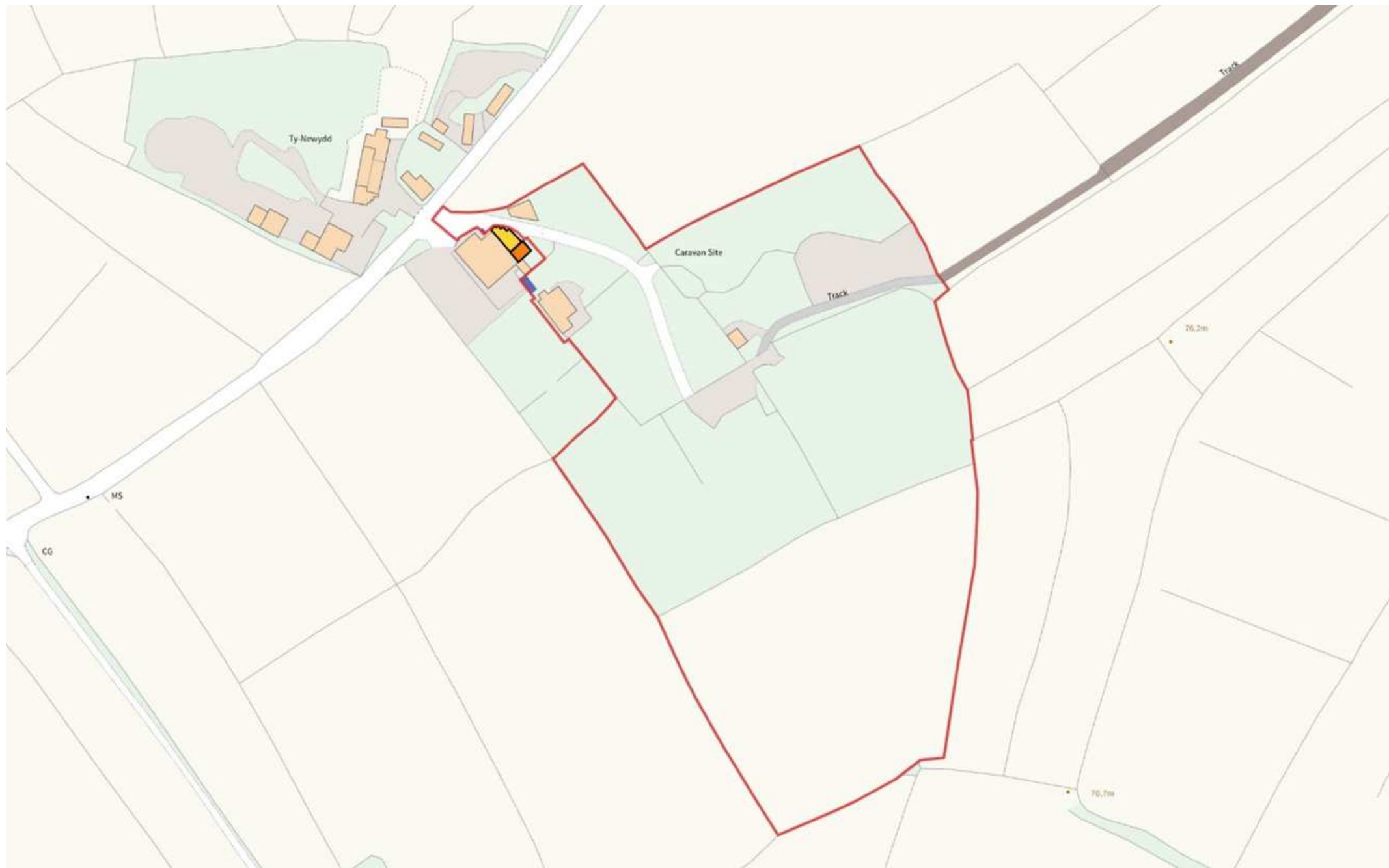
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.

Boundaries: Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

### **Ty Newydd Uwchmynydd - Toilet and Facilities Block**



Not to Scale. Produced by The Plan Portal 2026  
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents