

*Rare opportunity of acquiring a small parcel of land with Planning Consent for Stable Block for domestic private use and for livery purposes. Edge of popular Ceredigion community, West Wales.*



**Stags Head Land adjacent to Helen House, Llangeitho, Tregaron,  
Ceredigion. SY25 6SZ.**

**£69,950**

**A/4561/AM - O.N.O.**

\*\*\*The land has the benefit of natural water and mains water supplies\*\*\*The land extends in total to 2.385 acres (0.965 ha)\*\*\*The land is adjacent to a quiet B Class Council road with good wide gated access and is gently laid to pasture with adequate shelter\*\*\*

\*\*\*The land has approved Planning Consent for the creation of a Stable Block and associated Change of Use from agricultural to equestrian purposes (Stable Block to be used for a mixture of domestic, private and livery purposes including the regularisation of the existing highway access)\*\*\*This is an ideal opportunity to create a delightful country holding on the edge of a popular Ceredigion community within ease of access of local amenities\*\*\*Planning conditions having been satisfied. Further details available from the agents \*\*\*



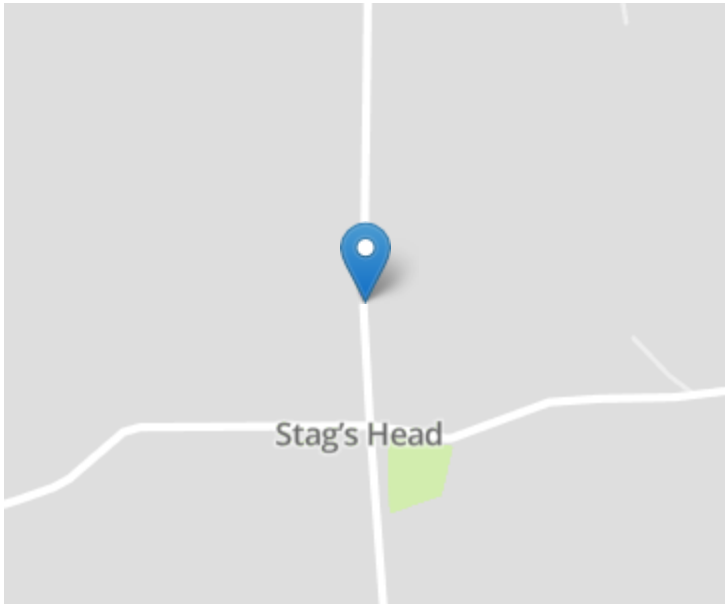
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Land 3



Entrance

Land 1

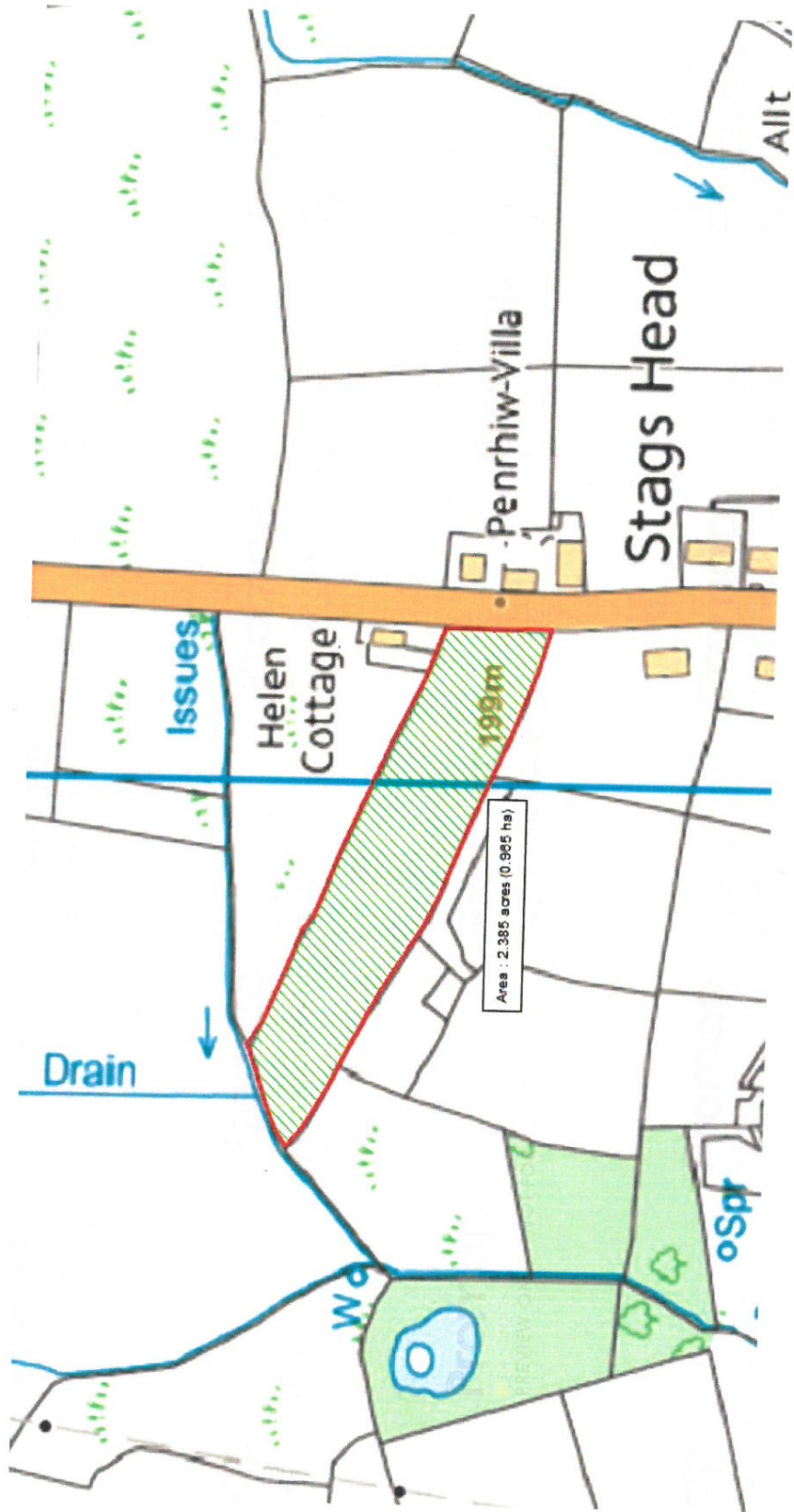


Services

Mains water connected, electricity available nearby.

Land 2







### Directions

From Lampeter take the A485 towards Tregaron, proceed through the villages of Bettws Bledwrs and Llangybi, continuing Llanio and turning left onto B4578 to Stags Head, proceed to the Stags Head crossroads where there is a garage and service station, proceed straight across and after approximately 100m the entrance to the land will be found on the left hand side.

For further information or to arrange a viewing on this beautiful property, contact us:

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