

77.4 acres of highly productive grassland. Ideal for cropping and grazing purposes. Enjoying a southerly aspect. Plwmp. Near New Quay/Llangrannog. Cardigan Bay. West Wales.



Land at Blaenbedw, Plwmp, Llandysul, Ceredigion. SA44 6HT.

£750,000

A/5502/RD - GUIDE PRICE

**** 77.4 acres of highly productive grassland ** Split into 11 large enclosures ** Central service track from the adjoining road
 ** Excellent roadside frontage ** Elevated land being highly productive silage fields ** Used for maize cropping in 2024 **
 Outstanding views towards the Cardigan Bay coastline and Brechfa mountains in the easterly direction ** One of the finest
 agricultural parcels to come on the market in recent times ** For sale by private treaty ** DO NOT MISS THIS
 OPPORTUNITY ****

The property is located on the fringes of the coastal settlement of Plwmp off the A487 coast road. The property is located on a minor road that links the village of Plwmp to Ffostrasol and connecting roads along the coastline towards Carmarthen. The village of Plwmp offers shop/Post Office with residents relying mainly on nearby Brynhoffnant or Synod Inn for their day to day needs including primary school, public transport connections, public houses and general day to day needs.



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THE LAND

A convenient block of some 77.4 acres of highly productive grassland which is used for grazing and cropping purposes.

A central track provides access from the adjoining county road to the elevated fields which are predominantly split into 11 separate enclosures each with good quality stock-proof fencing, connecting gates and mature hedgerows to all boundaries.

We are not aware of any water connection to these fields.

The fields enjoy an elevated position being highly productive with a gentle slope with outstanding views of the coast to the north, Preseli mountains to the west and Brechfa mountains to the east. The land is considered to be an excellent add-on to any existing agricultural enterprise with limited amount of investment required.

The whole block of land is used for grazing, for harvesting extensively throughout the year. The land is easily farmed and worked with farm machinery and capable of being grazed.

We believe that the land has the potential for alternative use (stc.) for those seeking conservation projects or indeed an alternative leisure use for diversification (stc.).

We recommend early viewing of the land as the land is located in a favoured agricultural community and is expected to be sought after.







Services

We are informed by the vendor that the land does not benefit from any water connection at present..

MONEY LAUNDERING REGULATIONS

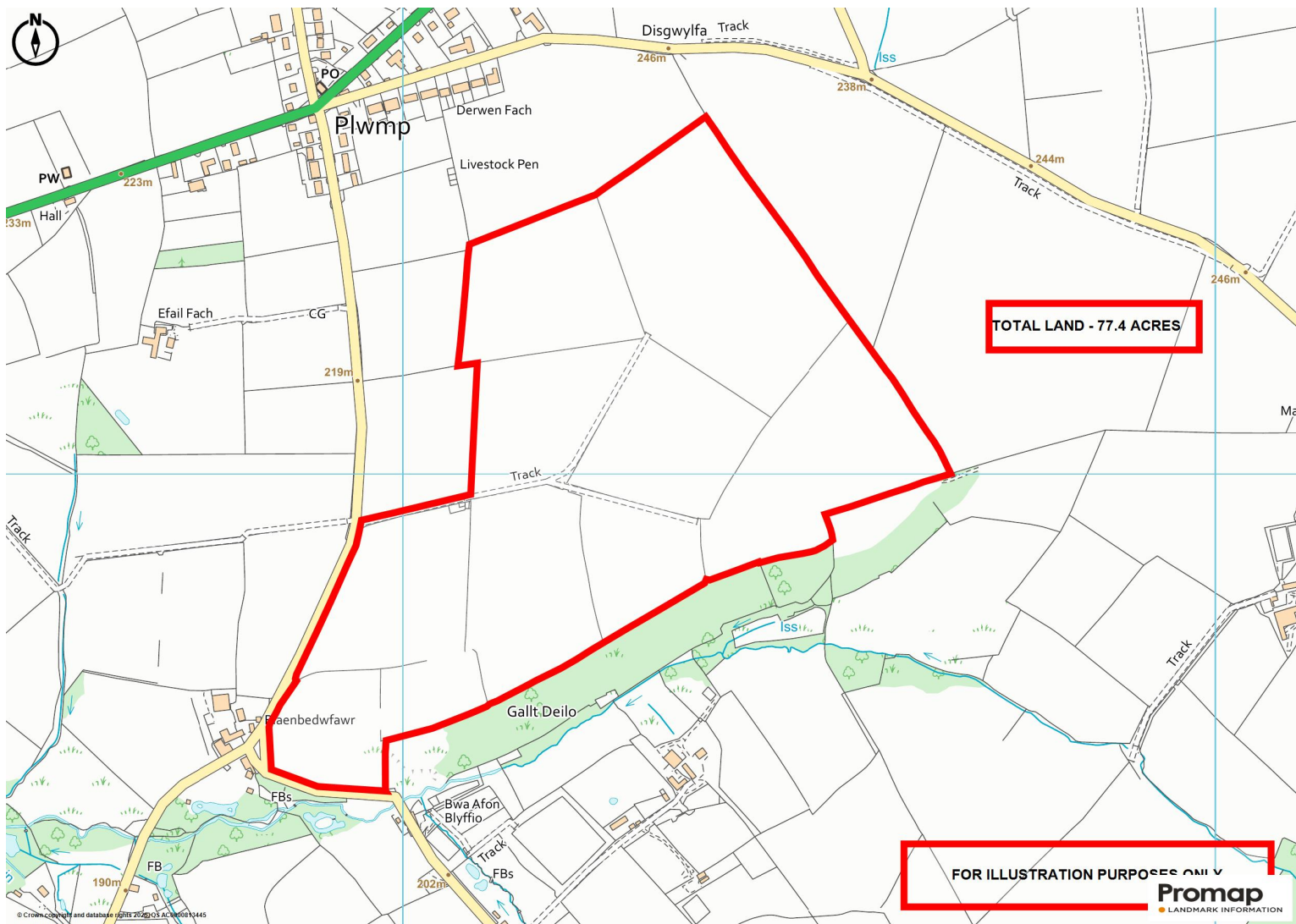
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

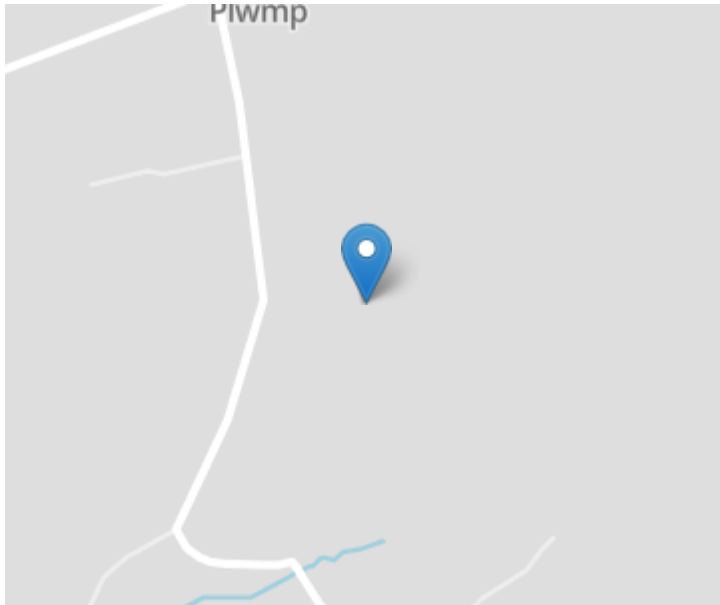
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Travelling south from Synod Inn on the A487 coast road proceed for approximately 3 miles until you enter the village of Plwmp. On entering the village, take the 2nd left hand exit on the sharp bend junction opposite the petrol station signposted Ffostrasol. Continue along this minor road for approximately ½ mile and the property is located on the right hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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