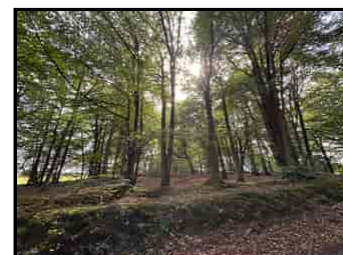


A very well situated portfolio of 2 individual lots of agricultural land, available as a whole or separately in total 38.737 acres, Nr. Lampeter, West Wales



Lands Part Of Talgrwn Fawr Llanwnnen, Lampeter, Ceredigion. SA48 7LJ.

£320,000

A/5536/AM

*** 2 individual lots of agricultural land, available as a whole or separately in total 38.737 acres *** Agricultural land formerly part of Talgrwn Mawr in Llanwnnen, Nr Lampeter *** Available Spring 2026 *** Well situated just 3.5 miles from the University town of Lampeter *** Located in a very well noted high producing agricultural locality *** Set off a quiet district road *** 3 individual parcels of agricultural land, all well farmed, healthy quality pastures including some conservation areas and established woodland *** Of particular interest to existing agricultural enterprises, farming interests or alternative use appeal ***

LOT 1: Comprises 24.77 acres - £230,000

LOT 2: Comprises 13.136 acres - £90,000



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GENERAL

2 individual lots of agricultural land, available as a whole or separately in total 38.737 acres. Agricultural land formerly part of Talgrwn Mawr in Llanwnnen, Nr Lampeter . Available Spring 2026 .

NOTE: The agricultural building located on LOT 1 is not included - please refer to plan.

LOCATION

These 2 lots are situated off a quiet district road, 3.5 miles from the University town of Lampeter in a high producing agricultural locality.

LOT 1 - 24.77 acres

Lot 1 is healthy quality level pastures including an area of woodland and rougher grazing and of particular interest to agricultural production capable of sustaining high stocking levels and divided into 4 separate good sized enclosures



LOT 2 - 13.136 acres



Ideally located, set off a quiet district road, interconnecting Blaencwrt and the A475 includes pockets of established native woodland and 2 x healthy productive pasture meadows, all secured within a ring fence and being of particular appeal to those with either agricultural, forestry or alternative use interests.

LOT 2 WOODLAND



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.

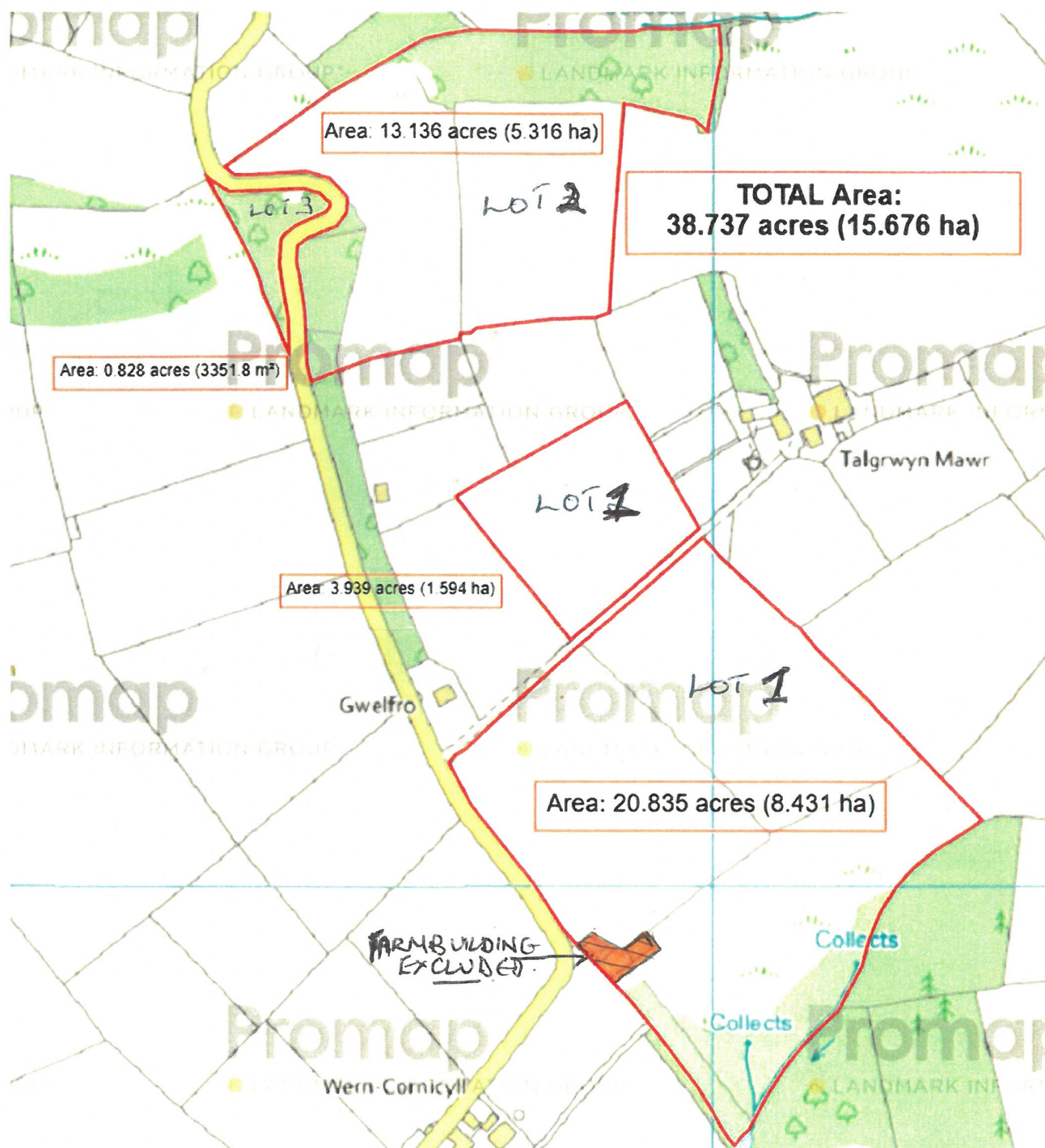
AGENTS COMMENTS

A well situated parcel of some 37.737 acres divided into 2 separate lots for the purposes of sale.

Lot 1 is healthy quality level pastures including an area of woodland and rougher grazing and of particular interest to agricultural production capable of sustaining high stocking levels and divided into 3 separate good sized enclosures.

TENURE AND POSSESSION

All 2 lots are of Freehold Tenure and will be available with vacant possession - Spring 2026.



**For Identification Purposes
Only**



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Associates:
Ilan Davies, Associate MNAEA Neville Thomas, Associate

www.morgananddaves.co.uk

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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: Mains Supply.

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

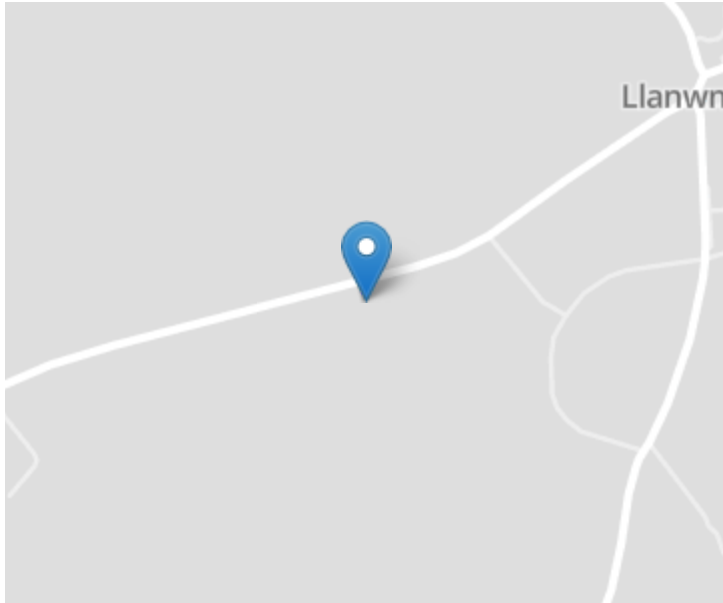
Any risk of coastal erosion? No

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

From Lampeter Take the A475 West to Llanwnn. continue along the A475 taking the first right hand turning along the straight. Continue on that lane for approximately 250 meters and the entrance to the land is found immediately on the right hand side.

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

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