

*A healthy parcel of agricultural land in total some 74.8 acres, Stags Head Llangeitho, Nr Tregaron, West Wales*



**Lot 2, Land at Stags Head Llangeitho, Tregaron, Ceredigion. SY25 6TA.**

**£345,000 Guide Price**

**A/5453/AM**

LOT 2 74.8 acres

**\*\* Good roadside access \*\*\* Adequate shelter\*\*\* Well fenced and well managed land offered \*\*\***

**\*\*\* The placing of this land on the open market is an unusual opportunity to acquire a good sized parcel of land to add to any existing agri enterprise \*\*\* Also with appeal for alternative use such as leisure recreation, equestrian, habitat creation , conservation or forestry purposes \*\*\* Sheep handling facilities and sorting pens \*\*\* General purpose pole barn of timber of steel sheeted construction 25m x 4.5m \*\*\***

**NOTE: Also available as a separate Lot 1 is 31.44 acres of land close by this land at £165,000**



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## GENERAL

The placing of this parcel of land on the open market provides an opportunity to purchase this lot of 74.8 acres , well situated and easily accessible agricultural land. There is good roadside access, adequate shelter, the land being well fenced and well managed .

Quality pasture providing excellent grazing but equally sited to arable and cropping purposes. Some areas peripherally to this lot is heavier in nature and suit seasonal grazing and lower stocking rates.

A parcel readily accessible, well farmed, securely fenced and divided into traditionally sized enclosures capable of sustaining high stocking levels. Good natural water supply.

This parcel of land has the benefit of its own sheep handling facilities and sorting pens, and a general purpose pole barn of timber and steel sheeted construction 25m x 4.5m overall. The barn centrally positioned within the land for ease of management.

## SHEEP HANDLING PENS



## POLE BARN



Of timber and steel sheeted construction 25m x 4.5m overall. The barn centrally positioned within the land for ease of management.

## LAND TO CENTRE OF THIS PARCEL OF 74.8 ACRES



## LAND TO EAST



### LAND TO IMMEDIATE NORTH



### LAND TO NORTH EAST



### LAND TO WEST



### CENTRAL LAND LOOKING NORTH



### 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.

### TENURE AND POSSESSION

The Land is registered with Land Registry and of Freehold tenure.

There are no entitlements included within the sale of the land to any third party. The land being available following a Farm Business Tenancy.

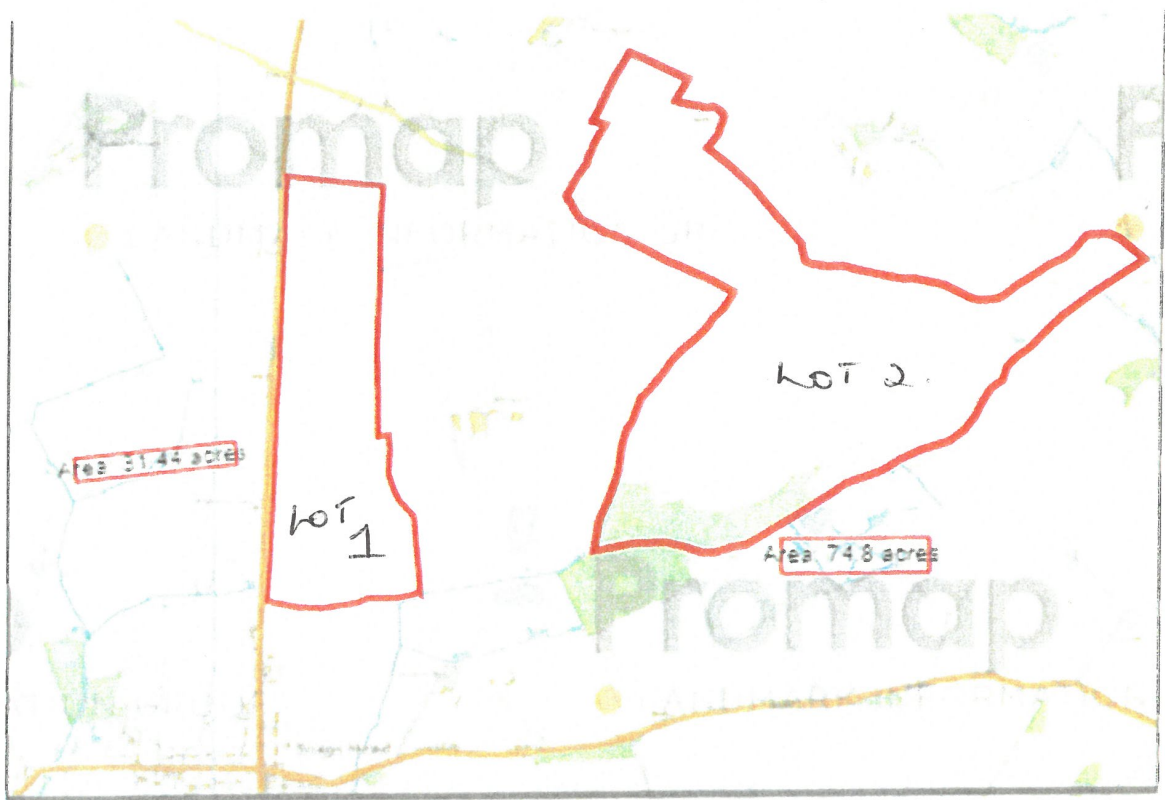
### AGENTS COMMENTS

The placing of this land on the open market thus is an unusual opportunity to acquire a good sized parcel of land to add to any existing agri enterprise but equally with appeal for alternative use such as leisure recreation, equestrian, habitat creation , conservation or forestry purposes.

### Services

Natural water supply





## MATERIAL INFORMATION

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**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

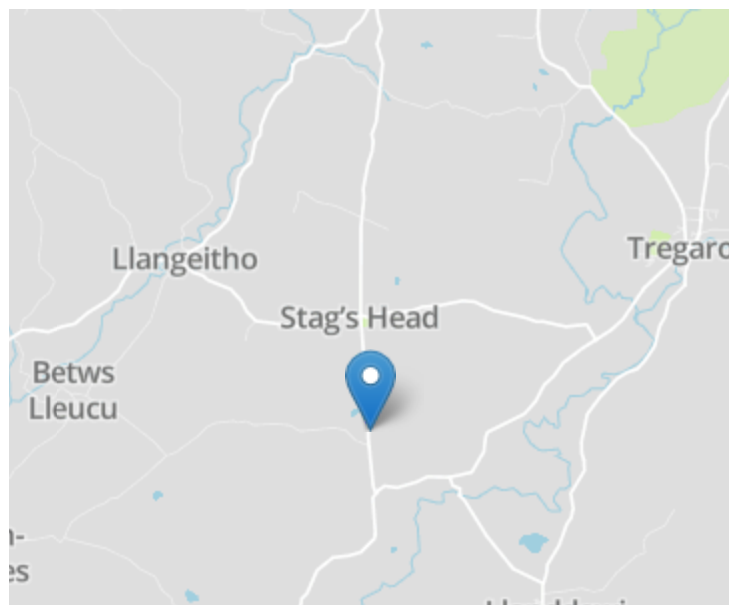
**Any risk of coastal erosion?** No

**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

From Lampeter take the A485 towards Tregaron. Turning in Llanio, left onto the B4578, continue along this road to Stags Head crossroads. Proceed straight across by the petrol filling station and continue North towards Tyncelyn.

Entrance to this land is the next council lane on the right hand side, turning right at the cross roads opposite entrance to Llanbadarn Odwyn Church. Continue along this lane to its termination and the land thereafter will be found as per Agents plan and as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact Mr Andrew Morgan FRICS at our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 Facebook and Instagram Pages

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

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