

*High quality parcel of 35.9 ACRES of agricultural land with farm buildings and slurry store. Near Llangrannog - West Wales.*



Land and Farmbuildings, Morfa Uchaf, Llangrannog, Ceredigion. SA44 6RU.

**£300,000 Guide Price**

**Ref A/5249(a)/ID**

**\*\*High quality valuable parcel of Agricultural land extending to 35.9 ACRES with outbuildings and slurry store\*\*Option to purchase an additional 59.6 acres\*\*Situating in the warm climatic region near Llangrannog - West Wales\*\*Split as 2 self contained parcels of 59.6 acres and 35.9 acres with council road frontage\*\*Rarely does the opportunity arise of acquiring such a useful parcel of early growing grassland in this coastal region\*\*Ideal for grazing or cropping\*\*Large steel framed farm buildings and slurry store\*\*IACS Registered\*\*Mains water supply\*\*Excellent local road connections\*\*Views over Cardigan Bay\*\***

Located on the fringes of the popular coastal village of Llangrannog, approximately 4 miles off the main A487 coast road providing ease of access to the major Marketing and Amentiy centres of the area.



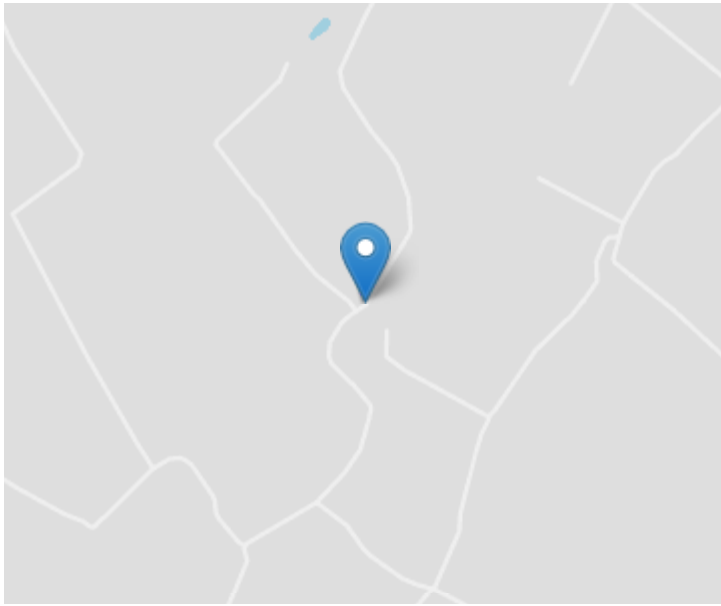
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## GENERAL

The offering of lands at Morfa Uchaf Llangrannog onto the market provides prospective purchaser with a rare opportunity of acquiring a most valuable and useful early growing parcels of land, well suited for grazing and harvesting and also indeed arable cropping.

Contained within a sheep proof ring fence and mature hedgerows.

The property benefits from roadside access to both lots and fronts a quiet district road. The majority of the land is level to undulating and the property benefits from mains water troughs.

There has been a static caravan situated on the land for over 10 years and there may be potential for planning consent (stc)

## 35.9 ACRES

The land is split into 7 highly productive paddocks with good road frontage on 3 sides and separate access to the buildings and slurry store.

There is also a central track leading to the fields. Benefits from mains water troughs.

The Buildings, yard and slurry store is located on the land.







## AGRICULTURAL BUILDINGS

There are 2 70' x 40' agricultural buildings on the premises. Both with fitted cubicles and mattress with a 8ft passageway running the length of the building.

There is also a 20' x 70' lean-to again with cubicles and mattress.

There is a concrete handling yard with a large slurry store with high capacity for storage purposes

## OPTION

There is the option to purchase a further 59.6 ACRES of land. split into 8 paddocks being highly productive with good road frontage. Benefits from mains water.







## **PLEASE NOTE -**

Morfa Uchaf Homestead is under separate ownership.

## **PLANNING**

Further details regarding planning or alternative use are invited to be submitted to Ceredigion County Council.

## **MONEY LAUNDERING**

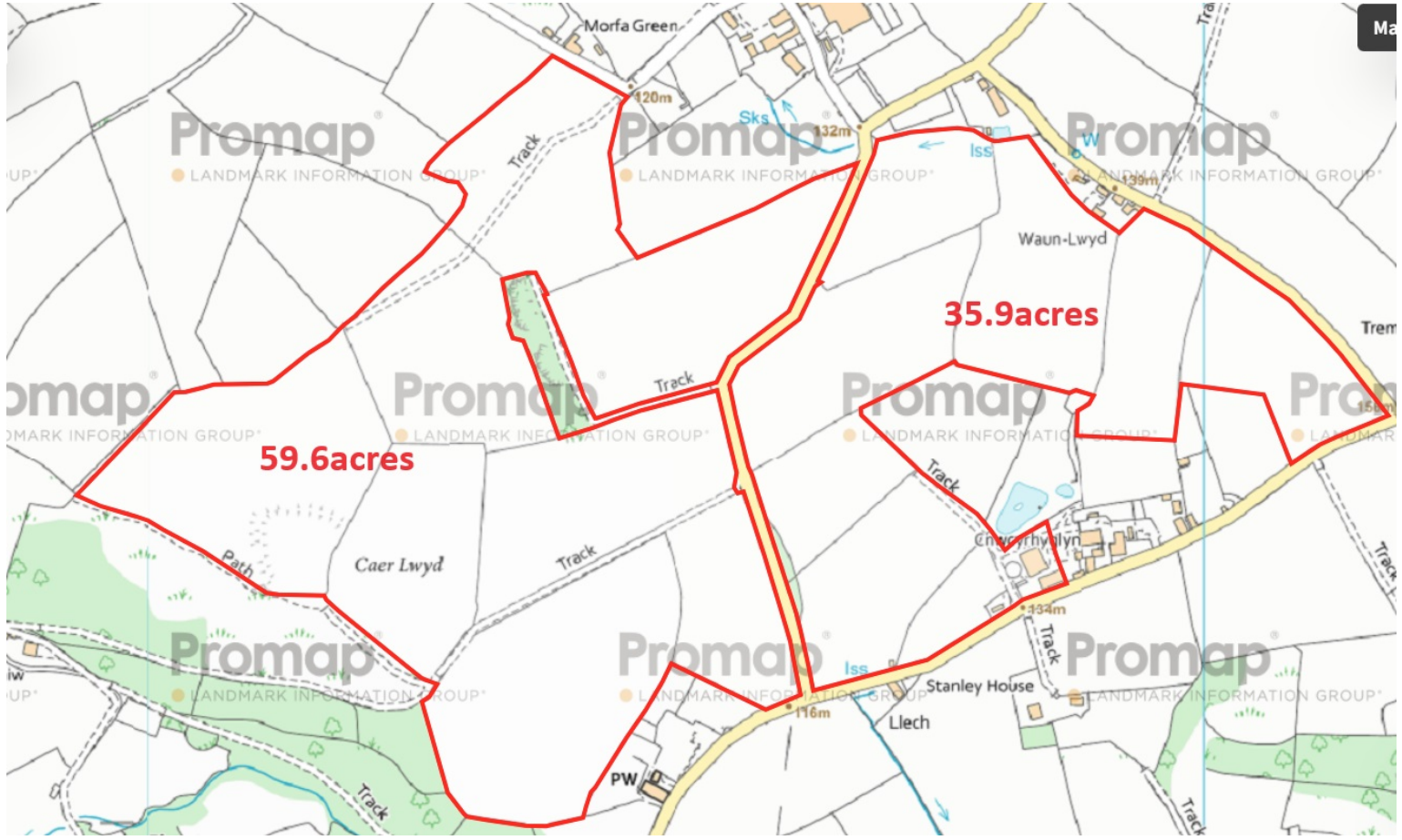
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

## **TENURE**

The land is of Freehold Tenure.

## **Services**

We are advised that the property benefits from Mains Electricity and Mains Water connections.



## Directions

Travelling on the main A487 coast road from Synod Inn to the village of Brynhoffnant. At Brynhoffnant you will see the Londeris supermarket and petrol station on your left hand side, take the right hand turning opposite sign posted Llangrannog. Follow this road for approximately ½ a mile until you get to the crossroads and take the left hand turning towards Sarnau. Continue along this road for approximately a mile until you see signs for Llangrannog Holiday Cottages and the outbuildings can be found just after on the right hand side.

what3words - fuss.entitles.fallen

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

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