

5.398 Acres of quality agricultural land with long term potential for alternative use on the eastern edge of the University town of Lampeter.



Former Mart Fields Lot 1, Lampeter, Ceredigion. SA48 7EA.

£108,000

A/5209 (a) /AM

A particularly well situated parcel of 5.398 acres of current agricultural land. ***Laid to pasture within a ring fence. With mains water available.*** Having long term potential for alternative use, subject to the appropriate consents being obtained.*** In all 5.398 acres (2.184 ha) or thereabouts.***

Local Authority Ceredigion County Council, Penmorfa, Aberaeron, Ceredigion 01545 570881 for any planning enquiries.
Freehold for sale by Private Treaty.

As identified by the Agents 'For Sale' board. VIEWING: Strictly by prior appointment only.

Further interest is invited by contacting the sole selling Agents. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk



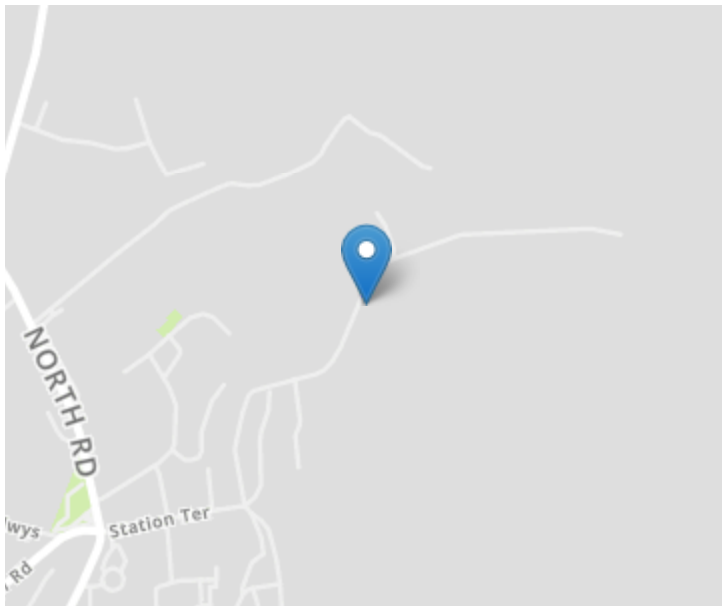
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CARMARTHEN
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LOCATION

The University town of Lampeter is located in the heart of the Teifi Valley well situated for the Cardigan Bay coast 11 miles distant, and 20 miles or so north of the strategic West Wales town of Carmarthen. The land lies on a west facing slope on the very eastern edge of the town, accessed via a farm lane and right of way via Station Terrace and within close proximity to the University and Pont Steffan Business Park.

GENERAL DESCRIPTION

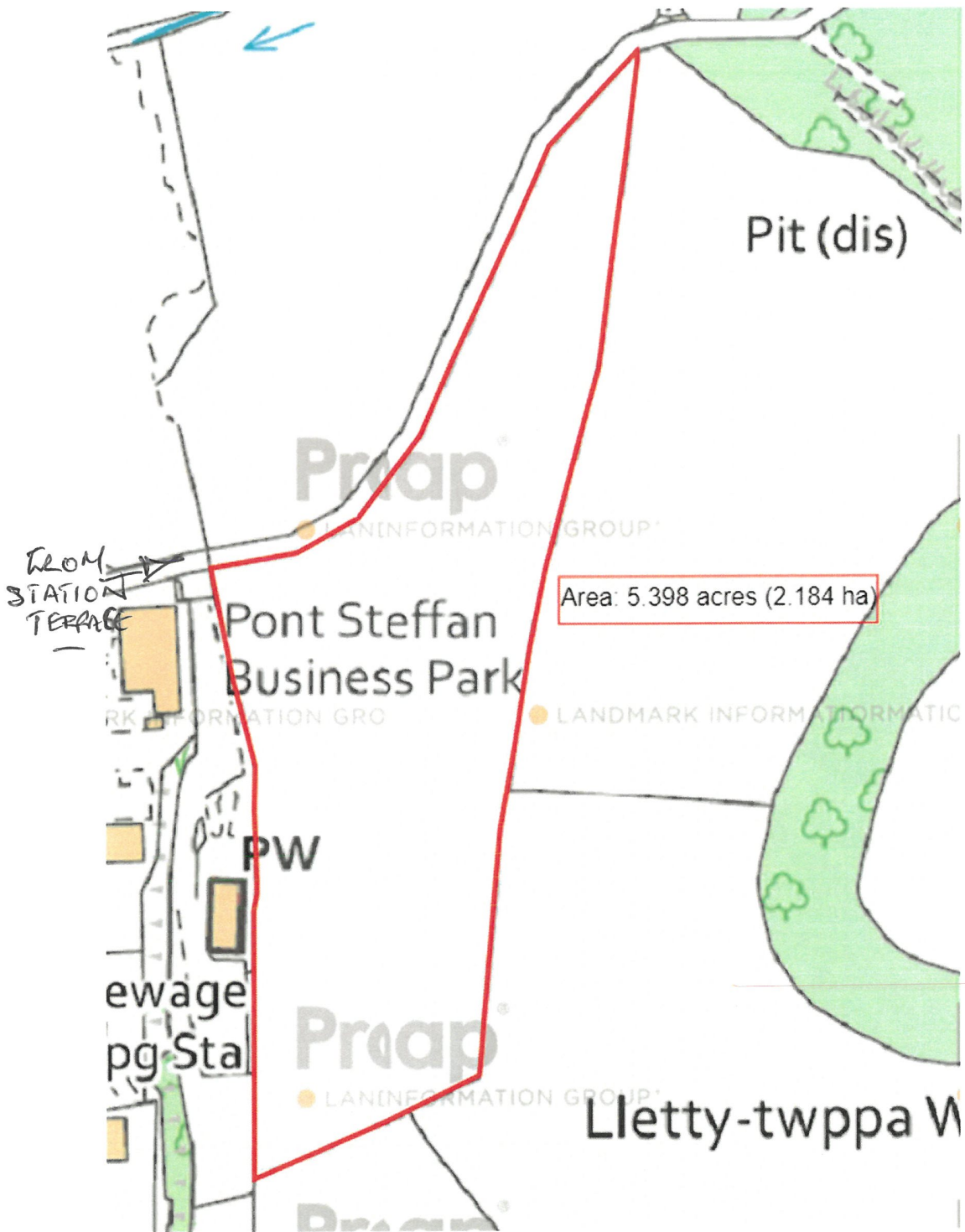
The placing of the former Mart fields on the open market provides prospective purchasers with an opportunity of acquiring a particularly well situated parcel of long term “hope potential” land on the eastern edge of the University town of Lampeter.

The land, which is not contained within the current unitary plan has long term potential for alternative uses including potentially commercial, leisure, agricultural or other uses subject to the appropriate consents being obtained.

Services

Mains services are available nearby including mains water, mains electricity.

No mains sewer currently connected.





Directions

From Station Terrace, Lampeter, turn left just before Pont Steffan Business park. Continue towards Danny Williams' Timber Merchants, proceeding through the yard and the land will be seen on the right hand side after continuing long a gravelled track.

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

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