

*Attractive 11.1 Acre productive parcel of grassland. Set within an early growing coastal region.
Plwmp Near Cardigan Bay - West Wales.*



Land Adjacent to Blaensarn Plwmp, Llandysul, Ceredigion. SA44 6ER.

£95,000

Ref A/5542/RD

****Attractive 11.1 Acre productive parcel of grassland**Edge of village location**South facing**Set within an early growing region**Good roadside frontage**Ideal cropping and grazing land**Suitable for those within an equestrian interest**Potential conservation project**Useful add on to any agricultural enterprise**Main road connections and located just off the A487**Conveniently positioned along the Cardigan Bay coastline between New Quay, Cwmtedu and Llangrannog.**

The land is situated on the edge of the coastal village of Plwmp on the A487 offering village shop and post office with good public transport connectivity. The nearby Synod Inn and Brynhoffnant offer primary school, petrol stations and post office. The Cardigan Bay coastline is within a 10 minutes drive at the sandy coves of New Quay, Cwmtedu and Llangrannog.



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GENERAL

The land enjoys roadside frontage to both sides along the A487 and from the adjoining quiet country lane.

The land has mature hedgerow and well fenced boundaries to all sides, ideal for stock keeping.

The land sits on the edge of the village and medium to long term potential for development (stc) and also ideal as a diversification project with good roadside connectivity and access to public transport.

The land is set within the Cardigan Bay early growing region enjoying a south facing aspect and has been well farmed over recent years.

The land presents itself as an excellent add on to any agricultural enterprises in the local vicinity.

It is also considered that this land would be an excellent and convenient parcel for those with equestrian interests with the potential to erect stables, menage/arena (stc).

The land may also have conservation potential.





Services

We are not aware of any services to the property.

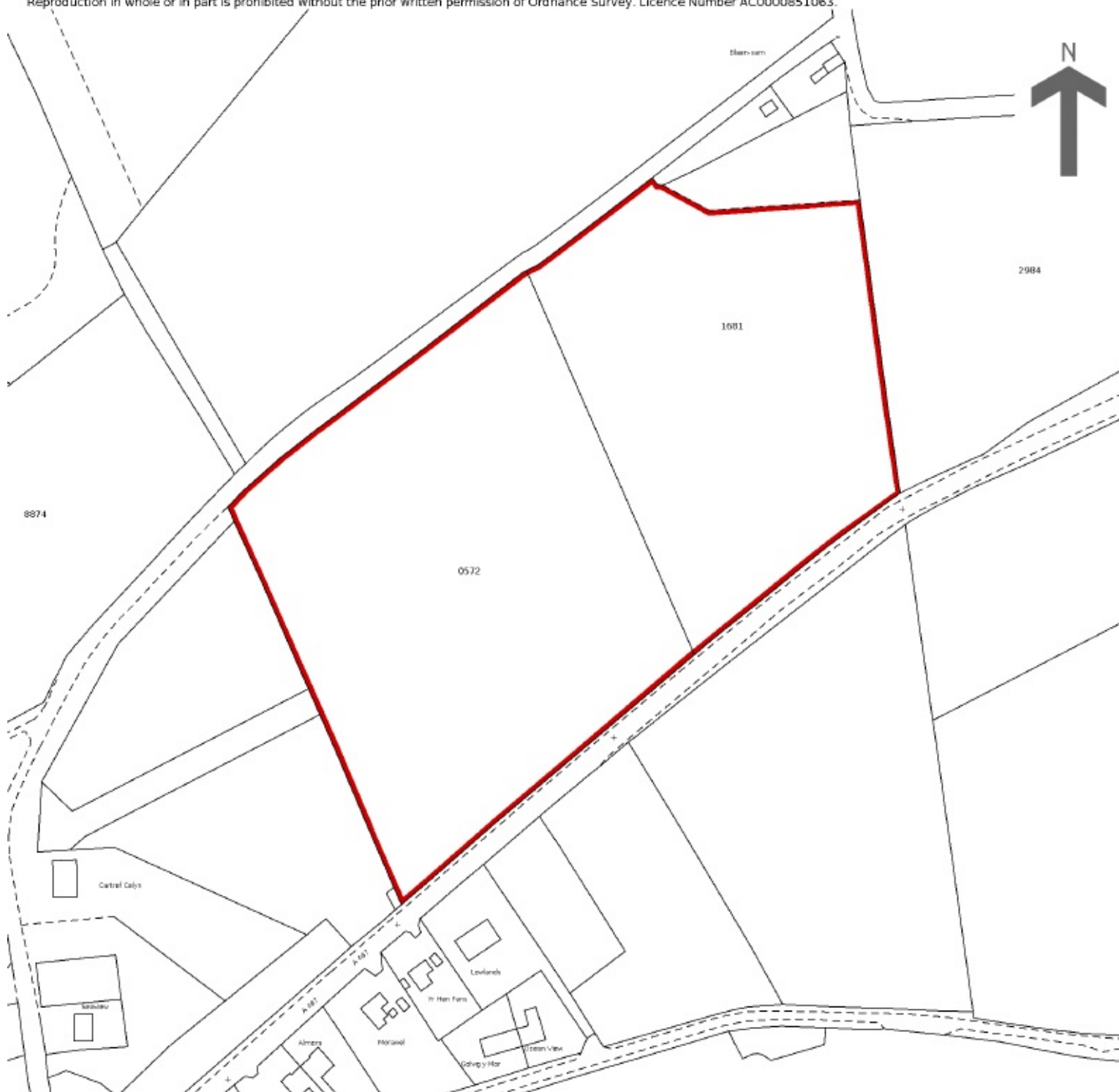
HM Land Registry

Official copy of title plan

Title number **CYM246917**
Ordnance Survey map reference **SN3752NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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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

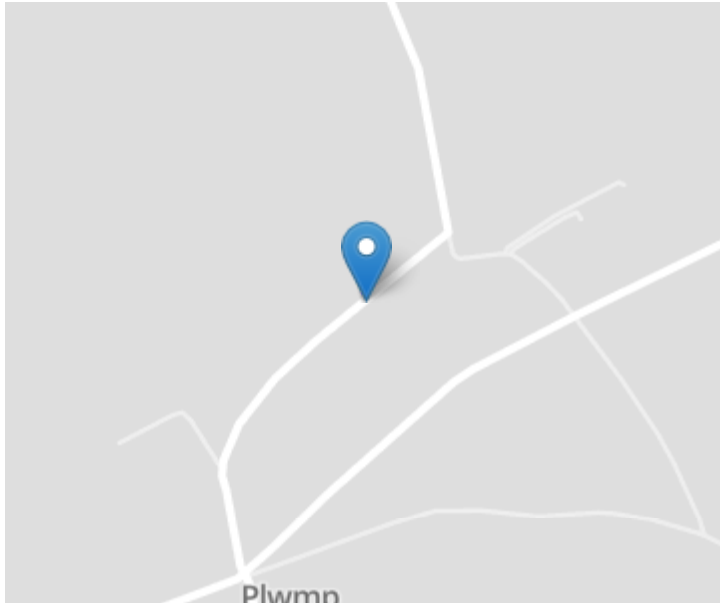
Any risk of coastal erosion? No

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 main A487, proceed through Gwenlli (church with white railings on crossroads) and continue south. Having navigated around a sharp bend proceed for a further half a mile until you reach a crossroads (if you reach Plwmp you have gone too far). Take the right hand turning at the crossroads sign posted Cwmtedu and proceed around the chicane, taking the left hand exit adjoining a white cottage. Proceed up the road and access to the land is the first on the left 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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