

A very well situated Valuable Parcel of agricultural land, 12.85 acres Nr. Lampeter, West Wales



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

£150,000 Offers in Region of
A/5536/AM

*** Valuable parcel of agricultural land of appeox 13 acres *** Agricultural land formerly part of Talgrwn Mawr in Llanwnnen, Nr Lampeter *** Well situated just 3.5 miles from the Town of Lampeter *** Located in a very well noted high producing agricultural locality *** Set off a quiet district road *** Well farmed, healthy quality pastures *** Of particular interest to existing agricultural enterprises, farming interests or alternative use appeal ***



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GENERAL

13 acres of Agricultural land formerly part of Talgrwn Mawr in Llanwnnen, Nr Lampeter .

LOCATION

Situated off a quiet district road, 3.5 miles from the University town of Lampeter in a high producing agricultural locality.

The Land

Healthy quality level pastures of particular interest to agricultural production capable of sustaining high stocking levels and divided into 2 separate good sized enclosures. Ideally located, set off a quiet district road, interconnecting Blaencwrt and the A475

**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.

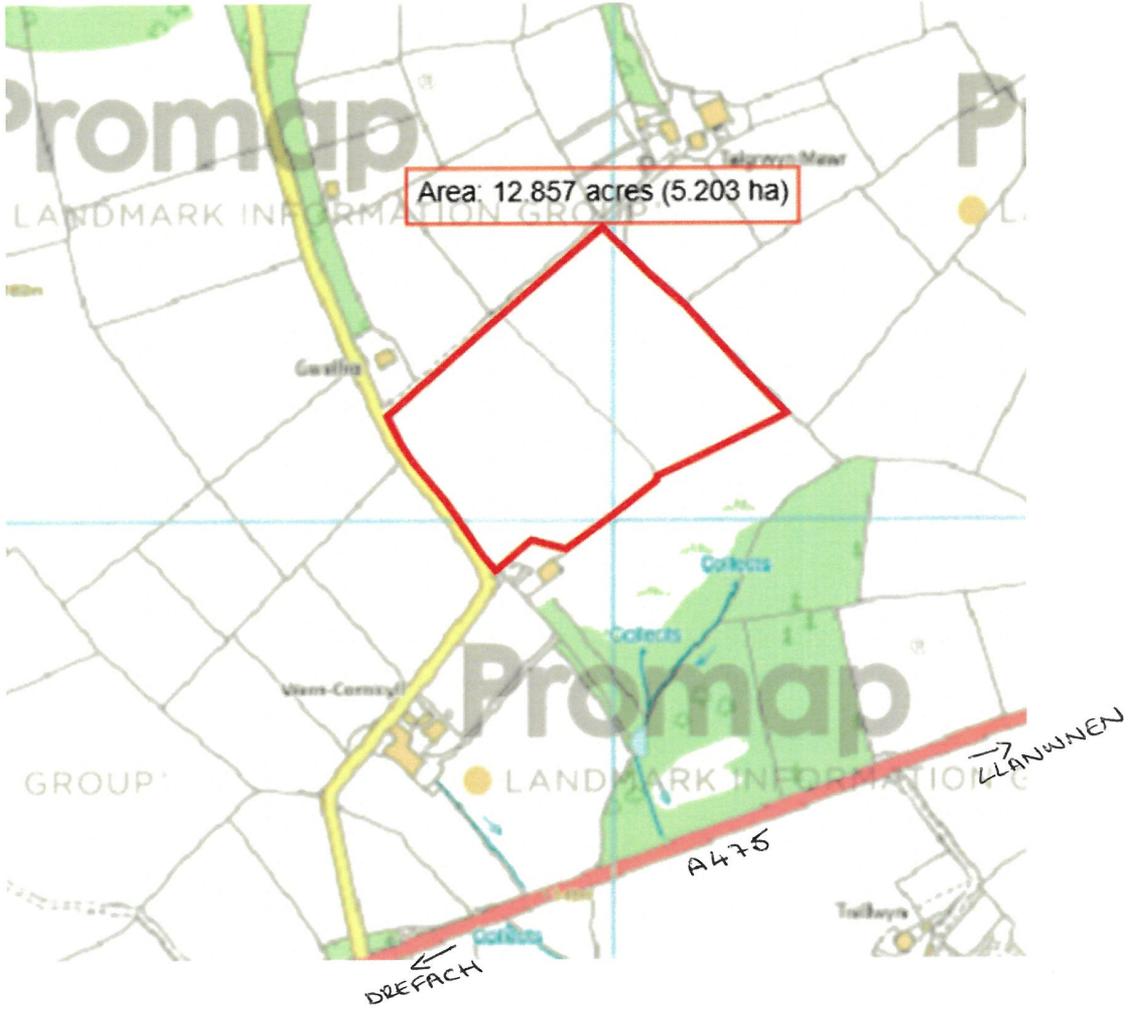
AGENTS COMMENTS

A well situated parcel of some approx 13 acres set off a quiet district road, interconnecting Blaencwrt and the A475.

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 2 separate good sized enclosures.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.



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

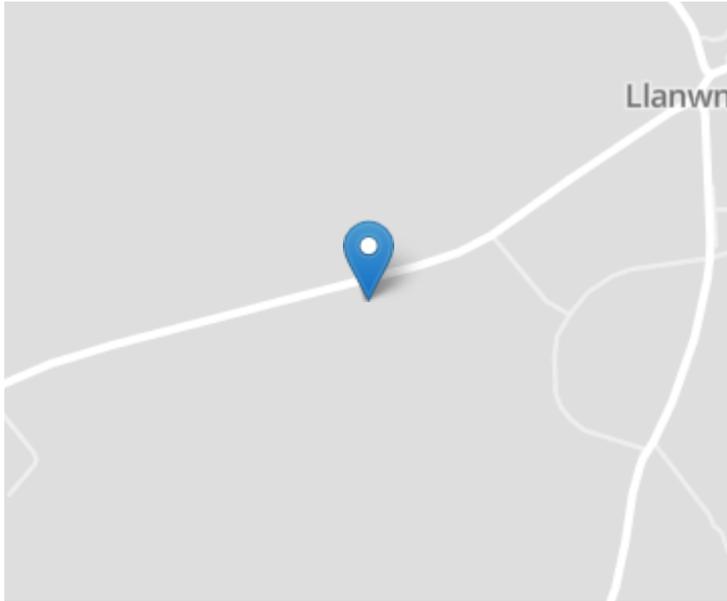
Any risk of coastal erosion? No

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 Llanwnnen. 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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