

Regulated by:



**RICS**



Since 1989

**FOR SALE BY ON-LINE AUCTION. Large block of healthy upland pastures of some 90 acres divided into traditionally sized enclosures beautifully located above the Teifi Valley. Near Tregaron,**



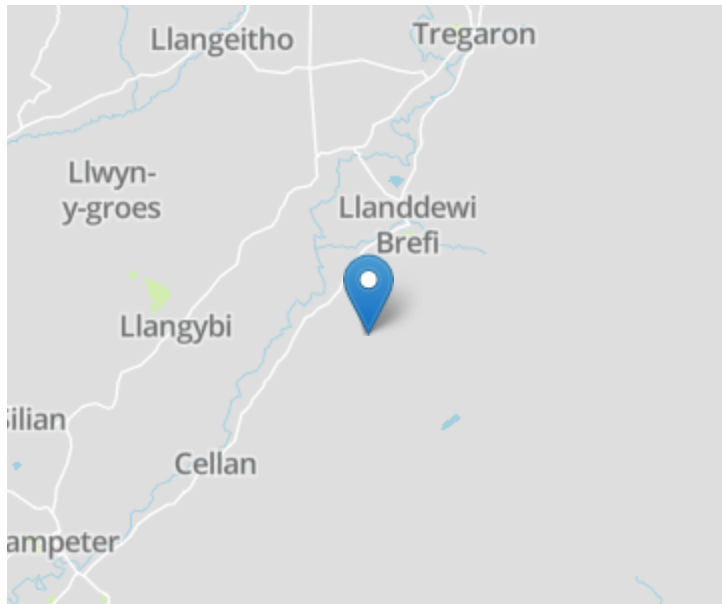
**Land Part of Glancrwys and Esgaircrwys Llanddewi Brefi, Tregaron, Ceredigion. SY25 6PE.**

**A/4957/AM-AUCTION GUIDE PRICE**

**£300,000**

TO BE SOLD BY ON-LINE AUCTION ON 11TH SEPTEMBER 2023. THIS AUCTION WILL BE HELD BY OUR JOINT AUCTIONEERS, AUCTION HOUSE WALES, [www.auctionhouse.co.uk/south-wales](http://www.auctionhouse.co.uk/south-wales). BIDDING WILL OPEN ON MONDAY 11TH SEPTEMBER 2023 AND WILL RUN UNTIL WEDNESDAY 13TH SEPTEMBER 2023.

\*\*\* A block of some 90 acres or thereabouts of useful healthy pasture including some conservation and land suiting alternative use \*\*\* Located in a renowned livestock rearing locality \*\*\* Divided into traditionally sized enclosures - Some of which are hay meadows \*\*\* Located 3 miles from the Village of Llanddewi Brefi on the hill road between Llanddewi Brefi and Llanfair Clydogau in an upland location overlooking the Teifi Valley from an elevated site and set off a hard based access lane from a Council Road. The market town of Tregaron is 6 miles distant and the University Town of Lampeter is 8 miles distant



## HAY FIELDS



## LAND TO NORTH-WEST SIDE



## GENERAL DESCRIPTION

The placing of this parcel of land on the open market provides prospective purchasers with an opportunity of acquiring an extensive upland pasture of land above the Teifi Valley and in an area noted for healthy and excellent livestock rearing conditions.

The land has alternative use appeal and such would include conservation or other potential land interests.

The land is interspersed by a number of brooks and includes various pockets of conservation and rough grazing land.

This is a rare and unusual opportunity of acquiring a significant tract of upland pastures in a delightful unspoilt area within the Cambrian Mountains region, high above the Teifi Valley.

## LAND TO WEST



## LAND OVERLOOKING TEIFI VALLEY



## LAND TO NORTH SIDE



### AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the Auction for inspection. For further information on the auction process please see Auction House Guide at <https://www.auctionhouse.co.uk/guide>

#### Guide Price

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price, which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will see the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

#### Register to Bid and Legal Pack

We advise all parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the legal pack once available.

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#### Services

No services connected or available.

#### Directions

From Lampeter proceed along the A485 towards Tregaron, turning off at Pont Llanio to Llanddewi Brefi. Once reaching Llanddewi Brefi proceed straight ahead by the Post Office, bearing immediately right onto the Llanfair Mountain road. Continue along this road and up the hill out of the Village, passing the Village Hall on the left hand side. Continue AND DO NOT BEAR LEFT FOR FFARMERS, but continue straight on, passing Penlan Wen Farm on the left hand side, and continue up the hill for a further one mile until you pass some farm buildings on the right hand side set back off the road. At the next 'T' junction, after approximately 200 yards past the farm buildings, you will see a track at right angles to the road turning right. Bear along this track and the entrance to the land will be found on the right hand side of the track after approximately 200 yards. The land is located at Grid Reference Number 653/527.

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

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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 Website, Facebook and Instagram Pages

