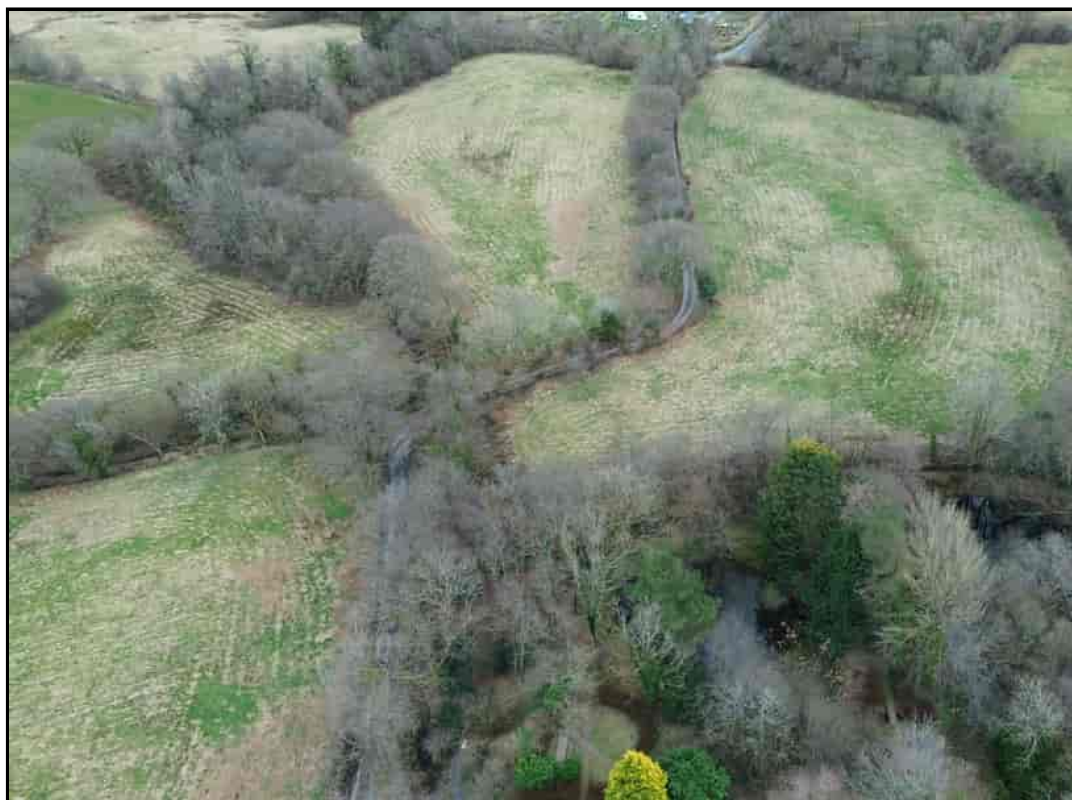


*A rare and exciting opportunity. Convenient and rural parcel of land of approximately 11.245 acres split into seven enclosures. Bwlchllan, near Tregaron/Lampeter, West Wales*



**Land at Ty Newydd, Bwlchllan, Lampeter, Ceredigion. SA48 8QR.**

**£100,000**

**REF: A/5500/LD**

\*\*\* Delightful and convenient parcel of land of approximately 11.245 acres \*\*\* Rural edge of Village position with various gated access points \*\*\* Seven good sized level pasture paddocks intersected by a stream \*\*\* Mature hedge rows and natural shelter

\*\*\* Suiting Pony paddock or for general Animal grazing \*\*\* Perfect amenity land with delightful stream \*\*\* Picturesque rural location with good roadside access

\*\*\* A lifestyle opportunity with great potential \*\*\* Good out riding nearby \*\*\* Increasingly rare opportunity - Viewings recommended



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## LOCATION

Ty Newydd enjoys a private position, not overlooked and not having near Neighbours. It sits nicely within its own land of approximately 15 acres and is intersected by a 'C' road. The property lies 10 miles North from the University Town of Lampeter, 18 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 9 miles inland from the Cardigan Bay Coast at the Georgian and Harbour Town of Aberaeron. Therefore offering privacy, ruralness yet convenience.



## THE LAND

In total the property extends to approximately 11.245 acres or thereabouts. The paddocks are split into seven enclosures having a boundary fencing and good roadside access. The majority of the land is positioned adjacent to Ty Newydd beside the 'C' Class road. We are informed that the paddocks offer good productive pasture and perfectly suiting Animal grazing. Therefore providing great agricultural appeal.



## THE LAND (SECOND IMAGE)



## THE LAND (THIRD IMAGE)



## BLUEBELL WOODS

There also lies a delightful Bluebell woodland area located beside the stream. The land provides mixed use appeal and provides a haven for local Wildlife and for conservation.

## PLEASE NOTE

The adjacent property (Ty Newydd's) water meter is located within the land and an easement and right to access will be required.

## AGENT'S COMMENTS

A rare and unrivalled opportunity.

## TENURE AND POSSESSION

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

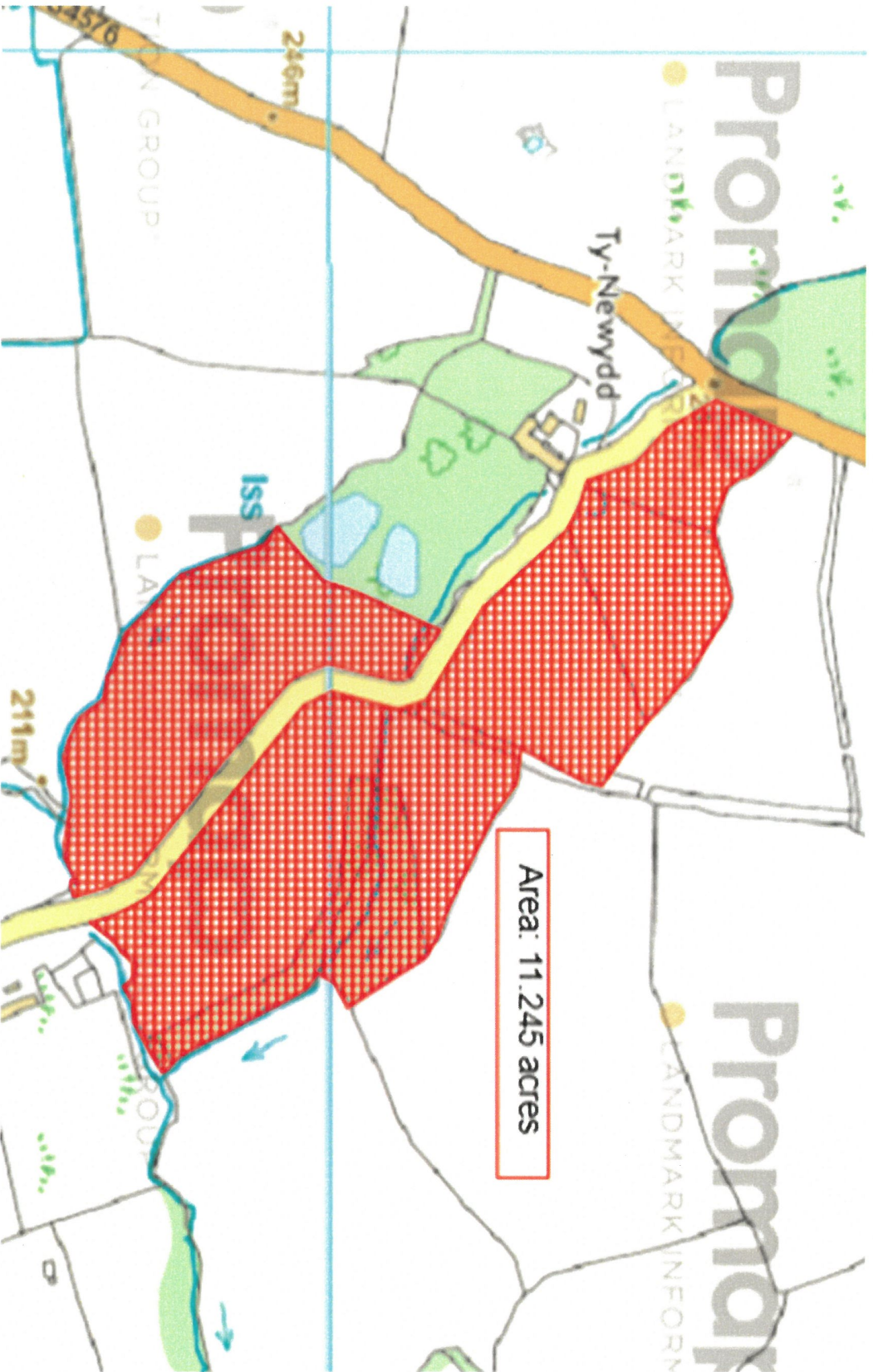
## MONEY LAUNDERING REGULATIONS

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.

**Services**

To be confirmed.





## MATERIAL INFORMATION

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**Council Tax:**

N/A

**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

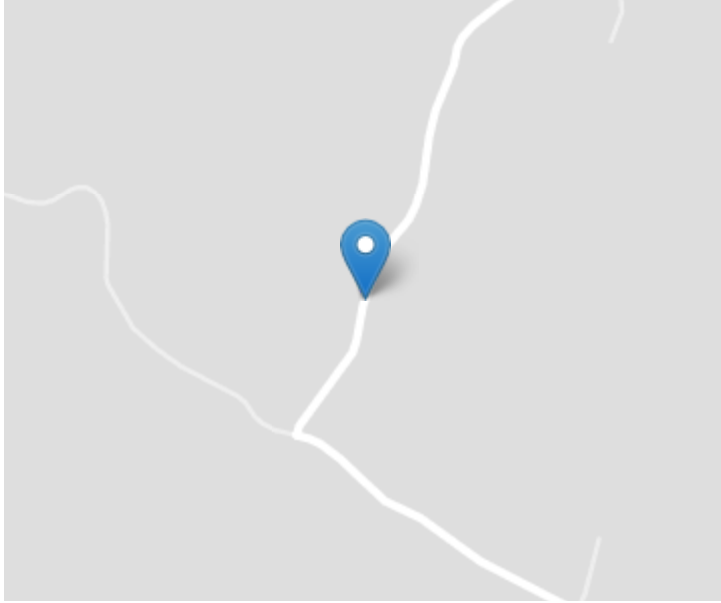
**Any risk of coastal erosion?** No

**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

From Lampeter proceed along the A482 towards Aberaeron. Turn right in Creuddyn Bridge onto the B4337. Continue into the Village of Talsarn. Just before leaving Talsarn turn right onto the B4342. Proceed through the small Hamlet of Llundain Fach. Continue for a further 1 mile. At the next crossroads turn left, up the hill, onto the B4576 to Bwlchllan. Once reaching the 'T' junction at Bwlchllan square turn left and continue for approximately half a mile to the next 'T' junction, turning right for Penwch. Continue along this lane taking the next Council road on the right hand side, just past a brick milk stand. Continue along this lane for approximately 150 metres. The land can be found on the right hand side with a double garage, as identified by the Agents 'For Sale' board.

**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 our properties are also available to view 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 Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
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