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RICS



Since 1989

FOR SALE BY INFORMAL TENDER - 9 ACRES or thereabouts of Agricultural Land. Cardigan Bay Coastal Region. Nr Llangrannog, West Wales



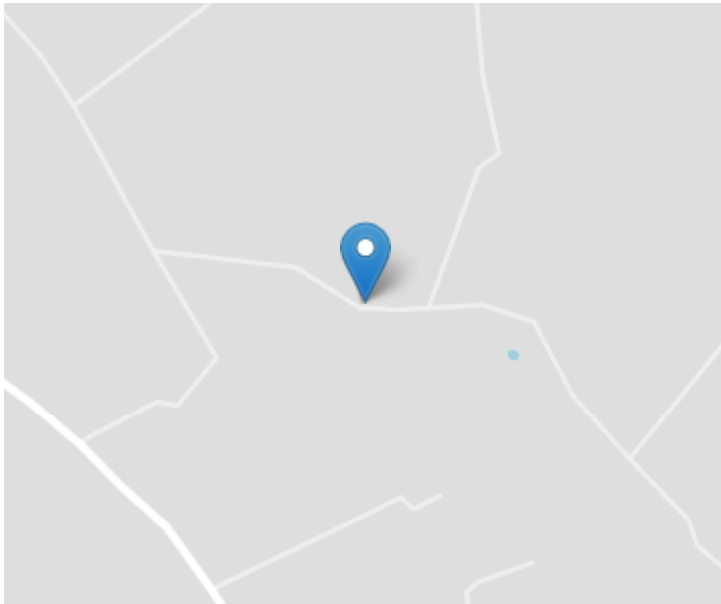
Land Formerly Part of Arfor Fawr, Brynhoffnant, Nr. Llangrannog, Ceredigion. SA44 6EQ.

A/5204/DD Price On Application

**** Rare opportunity of acquiring a valuable parcel of agricultural land extending to some 8.9 acres or thereabouts ** Divided into 3 convenient enclosures with roadside access of a district road **The land is level and easily farmed ****

The land has not been subject to good husbandry in recent years and in need of re-seeding and re-fencing of the boundaries, nevertheless the potential of highly prolific pastures which will be capable of sustaining good stocking levels and the growing of good crops.

FOR SALE BY INFORMAL TENDER WITH BEST OFFERS TO BE RECEIVED AT THE OFFICES OF LEWIS LEWIS & CO SOLICITORS, ST CLEARS, no later than WEDNESDAY 20TH DECEMBER 2023 at 12 noon (Tender form attached).



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.

Directions

Travelling on the main A487 coast road, west from Aberaeron towards Cardigan, as you reach the village of Brynhoffnant you will see a filling station on the left hand side. Take the right hand turning opposite towards Llangrannog onto the B4334 road. Follow the course of the road, passing the first right hand turning, you will then see the entrance to Llain Shed on the right hand side and the entrance to Arfor Fawr a little further on on the right hand side. Do not take these turnings, but proceed to the next right hand turning on to a district road. Take the next right hand turning and proceed for a ¼ of a mile. You will see a detached house on your right hand side, then 2 field entrances on the right just before the property known as Tresi Aur. There are 2 gateways at this point. This land is the LEFT hand gateway as identified by the Agents For Sale board

(sat nav post code for directions to the land SA44 6EH).



EST. 1989

Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
LAND FORMERLY PART OF ARFOR FAWR, BRYNHOFNANT, NR LLANGRANNOG,
CEREDIGION SA44 6EQ
A/5204/DD

To be sent/delivered/e-mailed to the Solicitors Offices

No later than -
12 Noon on Wednesday 20 December 2023
To the offices of Lewis Lewis & Company Solicitors, County Chambers, Pentre Road,
St Clears, Carmarthenshire SA33 4AA – 01994 231044
For the Attention of Gareth Phillips
Email: gareth@lewislewis.co.uk

I/We

Address

.....

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the land is sold as seen.

My/Our Solicitors are:-

.....
.....

Signed

Date



Directors:
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

www.morgananddavies.co.uk

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Promap
 LANDMARK INFORMATION

**FOR IDENTIFICATION
 PURPOSES ONLY**