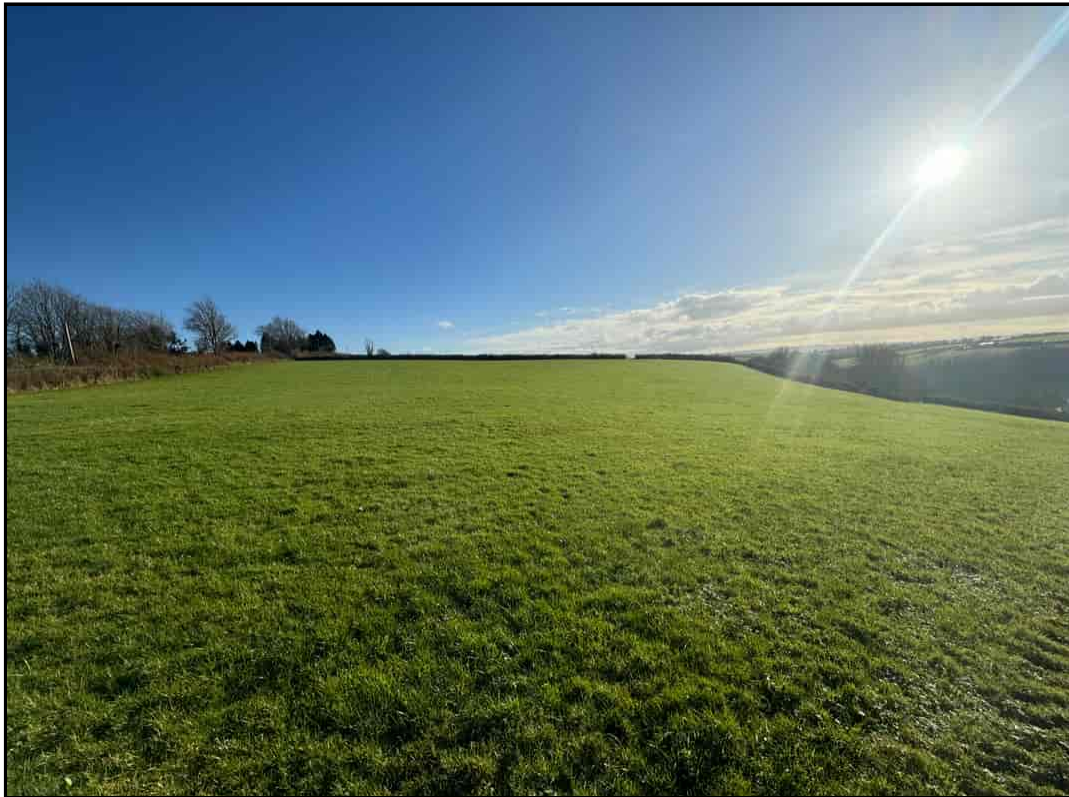


27 acres of highly productive grassland. Edge of Teifi Valley. Near Llandysul. West Wales.



Land at Pantrhedyren, Horeb, Llandysul, Ceredigion. SA44 4JR.

£162,000

A/5380/RD

** 27 acre parcel of highly productive grassland ** Including sloping woodland ** Roadside frontage ** Well maintained and presented ** Highly productive grassland ** Excellent add-on to an existing enterprise ** Suitable for agricultural smallholding or leisure uses ** Easily laid to pasture with adequate natural shelter ** Overlooking the valley below ** Outstanding countryside views **

The land is situated on the fringes of the rural village of Croeslan lying some 3 miles north of the market town of Llandysul with its community primary and secondary schools, mini supermarkets, petrol station, places of worship, local cafes, bars and restaurants. The property lies some 20 minutes drive from Newcastle Emlyn and Lampeter.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

The land is contained by mature hedgerows and stockproof fencing to all boundaries.

A quality parcel of some 27 acres thereabouts of meadow land and grazing together with an area of sloping and natural woodland.

The lands are well farmed being in a particularly convenient location and would be a valuable add-on to an agricultural enterprise.

The land is south facing, being elevated with a gradual slope.

We believe the land has potential alternative use (stc) for those seeking conservation projects or indeed an alternative leisure use for diversification (stc).

The farmland is generally spread across 6 enclosures.

We recommend early viewing as the land is located in a favoured agricultural community and is expected to be sought after.

Viewings strictly by appointment only. Please contact our Aberaeron office on 01545 571600 or aberaeron@morgananddavies.co.uk.

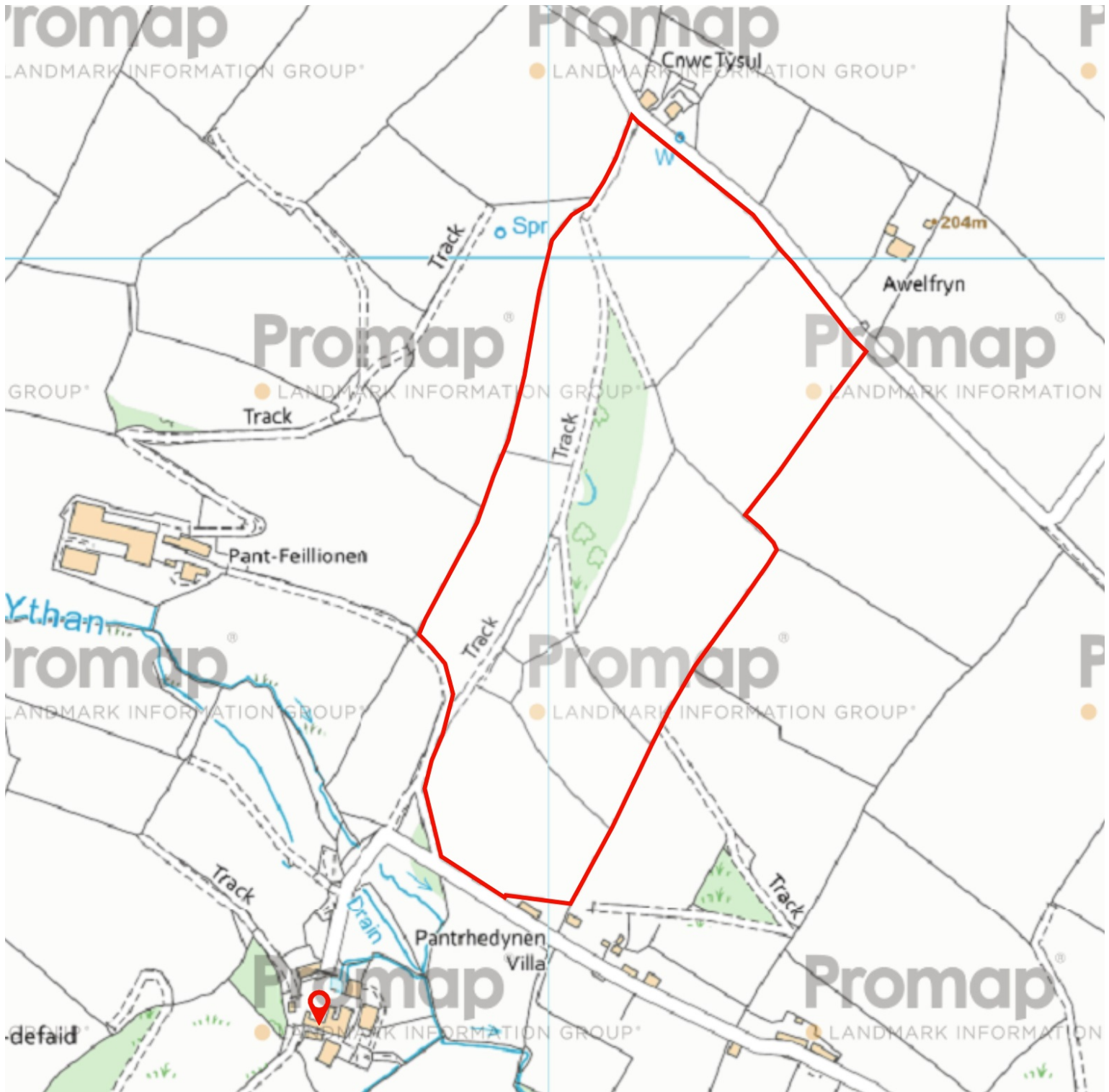


MONEY LAUNDERING REGULATIONS

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

We are not aware of any direct services to the property.



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Villa

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Directions

Heading north from Llandysul along the A486 and passing through the village of Horeb and into Croeslan. Take the right hand turning off the A486 signposted Tregroes and continue for approximately 1/2 mile taking the next right hand fork in the road and continue for approximately 500 yards and the entrance to the property is located on the right hand side as identified by the Agents for sale board and by 20' wide agricultural gates.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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