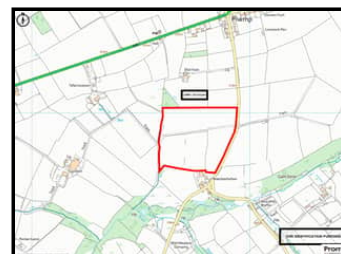


*22.4 acres of highly productive grassland. Ideal for cropping and grazing purposes. Enjoying a southerly aspect. Plwmp. Near New Quay/Llangrannog. Cardigan Bay. West Wales.*



Land Blaenbedw, Plwmp, Llandysul, Ceredigion. SA44 6HT.

£200,000

**A/5503/RD - GUIDE PRICE**

**\*\* 22.4 acres of highly productive grassland \*\* Split into 3 large enclosures \*\* First time available in a generation  
\*\* Excellent roadside frontage \*\* Highly productive silage fields \*\*For sale by private treaty \*\* DO NOT MISS  
THIS OPPORTUNITY \*\***

The property is located on the fringes of the coastal settlement of Plwmp off the A487 coast road. The property is located on a minor road that links the village of Plwmp to Ffostrasol and connecting roads along the coastline towards Carmarthen. The village of Plwmp offers village shop/Post Office for residents, also relying on nearby Brynhoffnant or Synod Inn for their day to day needs including primary school, public transport connections, public houses and general day to day needs.



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



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



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



## The Land

A convenient block of some 22.4 acres of highly productive grassland which is used for grazing and cropping purposes.

A central track provides access from the adjoining county road to the fields which are predominantly split into 3 separate enclosures each with good quality stock-proof fencing, connecting gates and mature hedgerows to all boundaries.

We are not aware of any water connection to these fields.

The fields enjoy a low lying position being highly productive with a gentle slope from the roadside. The land is considered to be an excellent add-on to any existing agricultural enterprise with limited amount of investment required.

The whole block of land is used for grazing, for harvesting extensively throughout the year. The land is easily farmed and worked with farm machinery and capable of being grazed.

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

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



## 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.

## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

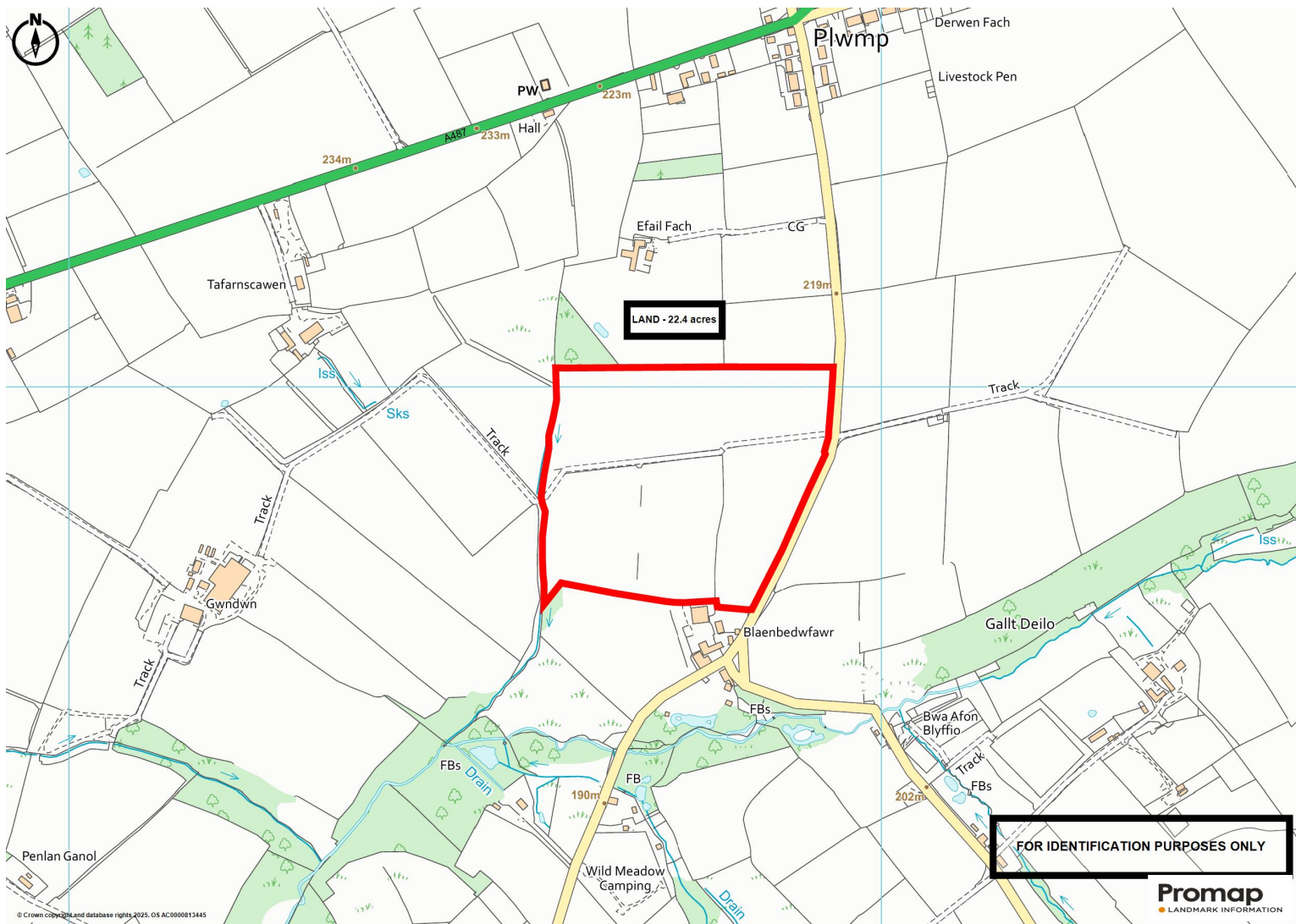
aberaeron@morgananddavies.co.uk

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

### **Services**

We are informed by the vendor that the land does not benefit from any water connection at present..



## MATERIAL INFORMATION

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**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

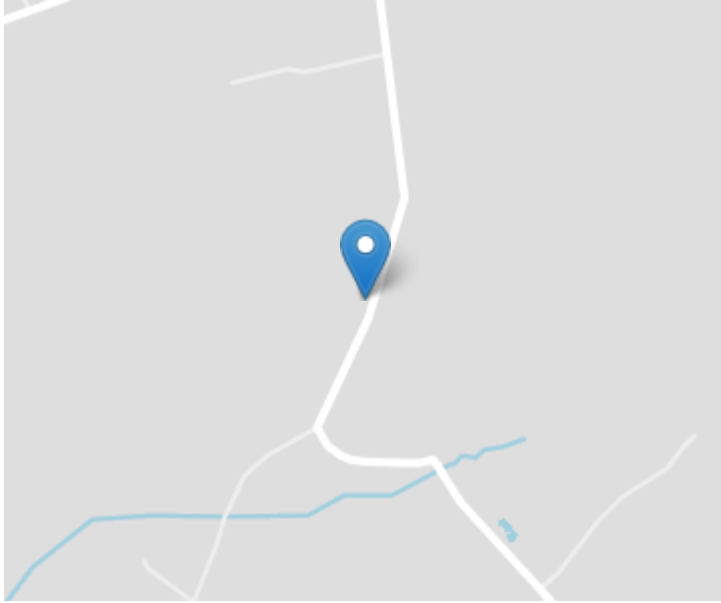
**Any risk of coastal erosion?** No

**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

Travelling south from Synod Inn on the A487 coast road proceed for approximately 3 miles until you enter the village of Plwmp. On entering the village, take the 2nd left hand exit on the sharp bend junction opposite the petrol station signposted Ffostrasol. Continue along this minor road for approximately ½ mile and the property is located on the right hand side as identified by the Agents for sale board.

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](mailto:aberaeron@morgananddavies.co.uk)

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