

Rare opportunity of acquiring a smallholding of 2.385 acres for livery purposes. Edge of popular Ceredigion community, West Wales.



**Stags Head Land adjacent to Helen House, Llangeitho, Tregaron,
Ceredigion. SY25 6SZ.**

£195,000

A/4561/AM - O.N.O.

The land has the benefit of natural water and mains water suppliesThe land extends in total to 2.385 acres (0.965 ha)***The land is adjacent to a quiet B Class Council road with good wide gated access and is gently laid to pasture with adequate shelter***

The land has a superb Stable Block and associated Change of Use from agricultural to equestrian purposes (Stable Block to be used for a mixture of domestic, private and livery purposes including the regularisation of the existing highway access)This is an ideal opportunity to create a delightful country holding on the edge of a popular Ceredigion community within ease of access of local amenities***Planning conditions having been satisfied. Further details available from the agents ***

Stags Head is a popular rural hamlet located 3 miles South of Tregaron and 8 miles from the University town of Lampeter and 12 miles from Aberaeron.



LAMPETER
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Land 1



Land 2



Land 3



Stable Block



Stable Block Internal

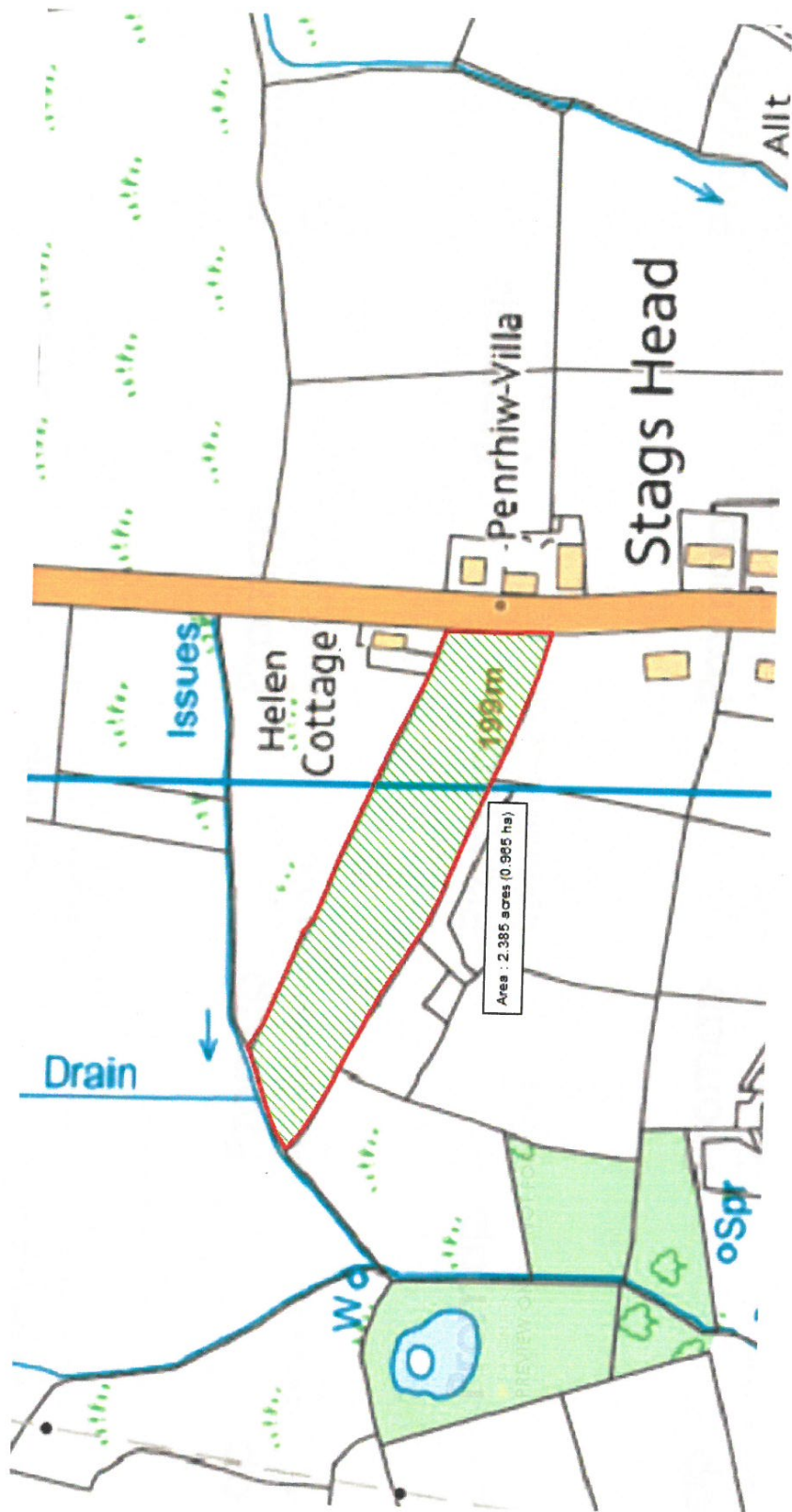


Entrance



Services

Mains water connected, electricity available nearby.



MATERIAL INFORMATION

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

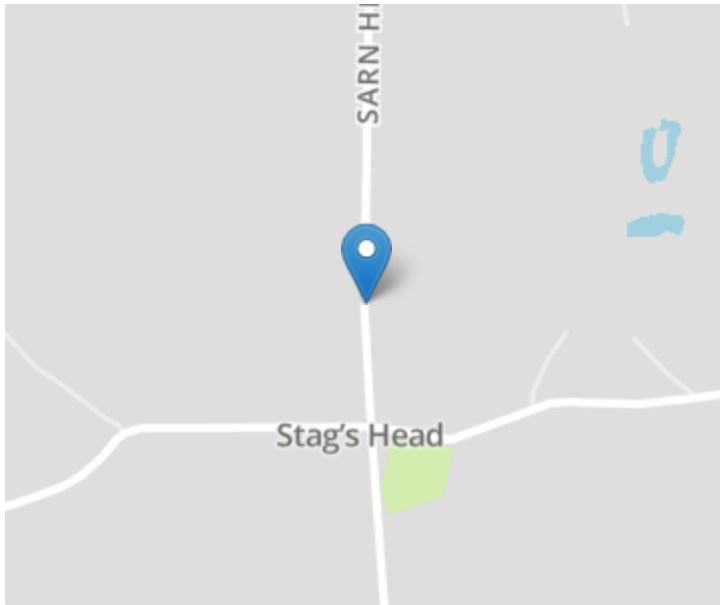
Any risk of coastal erosion? No

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 take the A485 towards Tregaron, proceed through the villages of Bettws Bledwrs and Llangybi, continuing Llanio and turning left onto B4578 to Stags Head, proceed to the Stags Head crossroads where there is a garage and service station, proceed straight across and after approximately 100m the entrance to the land will be found on the left hand side.

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

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