

*A healthy parcel of agricultural land in total some 31.44 acres, Stags Head Llangeitho,
Nr Tregaron, West Wales*



Lot 1 Land at Stags Head, Llangeitho, Tregaron, Ceredigion. SY25 6TA.

£165,000 Guide Price

A/5452/AM

LOT 1 - 31.44 ACRES

Quality pasture roadside block of some 5 enclosures in total of 31.44 acres *** Equally suited to arable and cropping purposes *** Good roadside access *** Adequate shelter Well fenced and well managed land offered
*** Mains water available but not connected ***

*** The placing of this land on the open market thus is an unusual opportunity to acquire a good sized parcel of land to add to any existing agri enterprise *** Also with appeal for alternative use such as leisure recreation, equestrian, habitat creation, conservation or forestry purposes ***

NOTE: Also available as a separate Lot 2 is 74.8 acres of land close by this land at £345,000



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GENERAL

The placing of this parcel of land on the open market provides an opportunity for purchase either as one lot, well situated and easily accessible agricultural land.

There is good roadside access, adequate shelter, the land being well fenced and well managed land offered. Quality pasture providing excellent grazing but equally suited to arable and cropping purposes. Some areas peripherally to this lot is heavier in nature and suit seasonal grazing and lower stocking rates.

A parcel readily accessible, well farmed, securely fenced and divided into traditionally sized enclosures capable of sustaining high stocking levels. Good natural water supply

LAND TO NORTH SIDE



LAND LOOKING WEST



TENURE AND POSSESSION

The Land is registered with Land Registry and of Freehold tenure.

There are no entitlements included within the sale of the land to any third party. The land being available following a Farm Business Tenancy.

MONEY LAUNDERING REGULATIONS

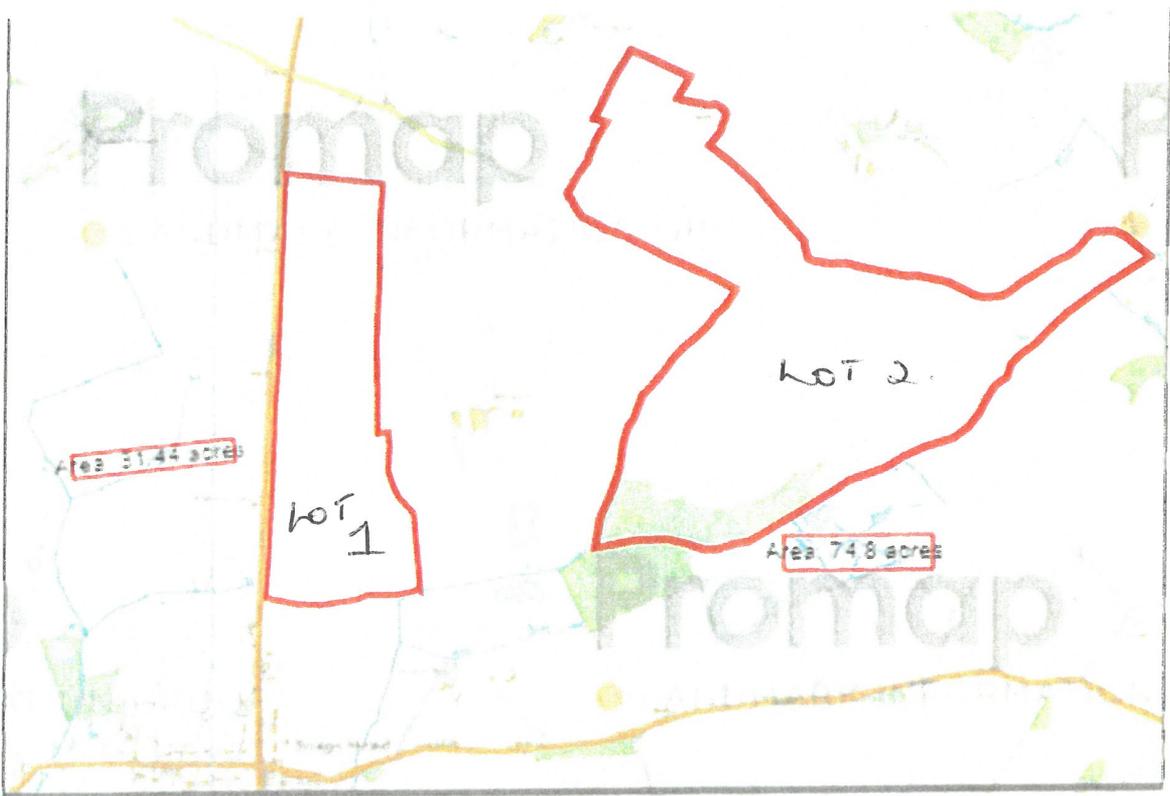
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

AGENTS COMMENTS

The placing of this land on the open market thus is an unusual opportunity to acquire a good sized parcel of land to add to any existing agri enterprise but equally with appeal for alternative use such as leisure recreation, equestrian, habitat creation , conservation or forestry purposes.

Services

Mains water supply but not connected



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. Turning in Llanio, left onto the B4578, continue along this road to Stags Head crossroads. Proceed straight across by the petrol filling station and continue North towards Tyncelyn.

After approx. 300 yards the land begins with this lot on the right hand side going on as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact Andrew Morgan FRICS at our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk for further details.

All our properties are also available to view on our FACEBOOK Page - 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 :

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