

*34 acre parcel of productive grassland and adjoining woodland. Felinfach. Near
Aberaeron/Lampeter. West Wales.*



Land at Cysgod Y Dderi, Felinfach, Lampeter, Ceredigion. SA48 8AF.

£237,500 Guide Price

Ref A/5309/RD

**** Convenient parcel of 34 acres ** Split as 19.1 acres of grazing and cropping land ** 14.9 acres of broadleaf woodland **
Vehicular access off the A482 Aberaeron to Lampeter road ** Outstanding views over the Aeron valley below ** Secluded and
well sheltered parcel of land ** Ideal for those seeking to secure land with adjoining woodland ** Potential for
diversification/tourism led development (stc) ** Stream boundary ** Located on edge of popular rural village ** 15 minutes drive
to Cardigan Bay coastline ** A GREAT OPPORTUNITY NOT TO BE MISSED ****

The land is situated on the edge of the rural village of Felinfach, conveniently positioned along the A482 Aberaeron to Lampeter road. The village of Felinfach offers a good level of local amenities and services including primary school, community pub, mini supermarket and petrol station, village shop and post office, active community hall and good public transport connectivity. The Cardigan Bay coastline at Aberaeron is some 15 minutes drive from the property with its comprehensive school, community health centre, an array of local cafes, bars and restaurants. The university town of Lampeter is equidistant 15 minute drive to the south.



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aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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THE LAND

ACCESS

Access to the land will be via a 12' track designated to the property purchaser via an existing access off the A482 main road running along the eastern boundary of the holding along the stream into the main block of land.

Please note that this boundary will be fenced by the current vendor and will be wide enough to accommodate maneuvering of large scale machinery.

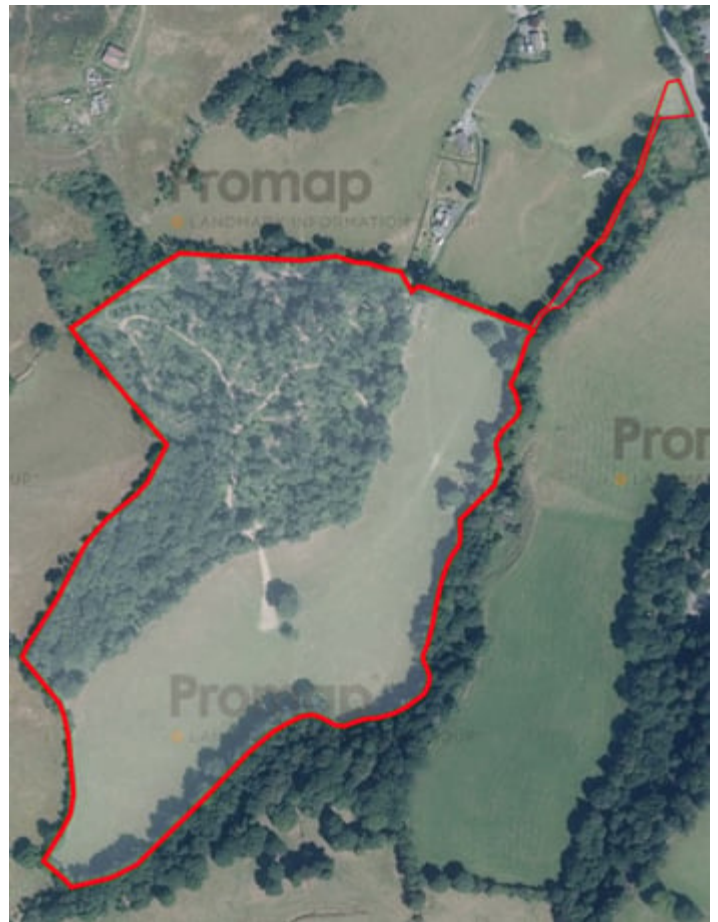
THE LAND

The land itself measures 19.1 acres and is generally split into 2 enclosures divided by stockproof fencing and gate having a gentle slope in a southerly direction and leads to the upper levels of the field overlooking the Aeron valley and adjoining countryside below.

The land is currently used for grazing purposes and also has the potential for cropping having been used for such purpose in the past.

The land is located in an early growing area of the valley and would be a useful add-on to any existing agricultural holding in the vicinity.

The boundaries of the fields are generally well kept with a good level of stockproof, secure fencing to all borders.







WOODLAND

Immediately to the west of the main grazing field is a sloping area of broadleaf woodland with its own gated access into the field and a track running through parts of the woodland areas.

We believe the woodland measuring some 14.9 acres would be a useful addition to any holding taking into consideration potential implications of Welsh Government agricultural guidance.





PLANNING POTENTIAL

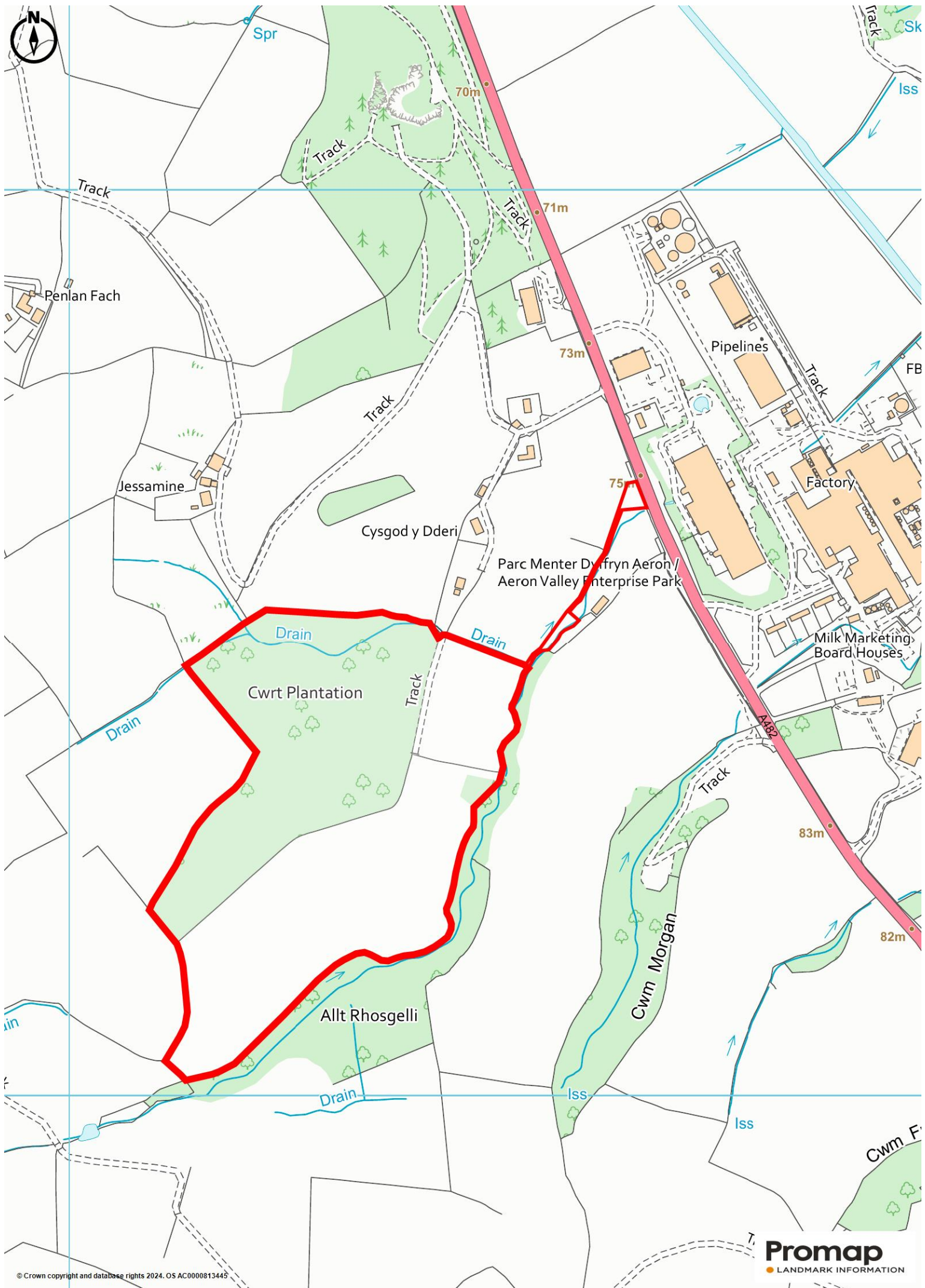
Taking into consideration the location of the property on the edge of a popular rural village, there may be scope for diversification (etc) and we would encourage those interested to communicate with Ceredigion County Council planning department over any potential change of use.

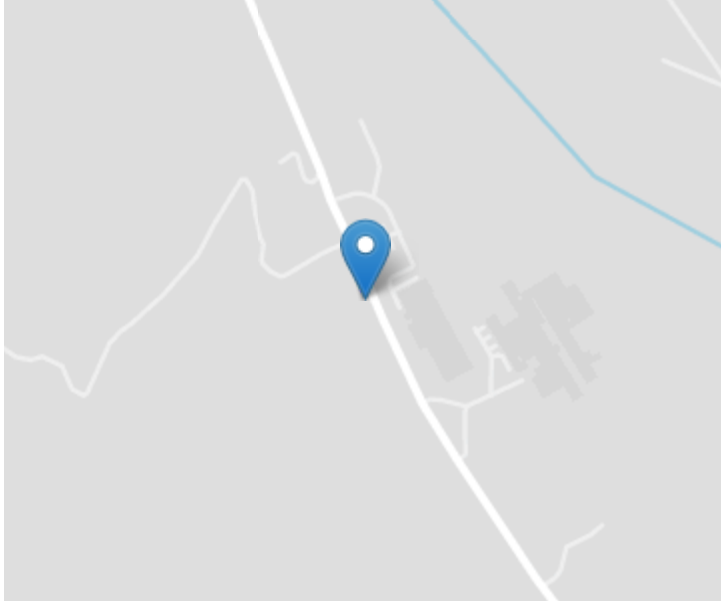
MONEY LAUNDERING REGULATIONS

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

There are no mains services to the property.





Directions

From Felinfach village centre head north on the A482 signposted Aberaeron. Proceed for approximately 1 mile out of the village passing the theatre on your right hand side and continue for approximately 500 yards and the entrance to the fields is located opposite the entrance to the Volac and Sensient factories.

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

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