

8 acre former quarry and woodland area. Ideal for those seeking a peaceful sanctuary or woodland management area. Plwmp near New Quay/Llangrannog. Cardigan Bay. West Wales.



Quarry @ Blaenbedw Farm, Plwmp, Llandysul, Ceredigion. SA44 6HT.

£40,000

Ref A/5567/RD

**** 8 acres of woodland and former quarry ** Mature native trees dominating the woodland setting ** Benefitting from separate access from the adjoining county road ** Stream boundary ** A rare opportunity along this favoured coastline that must be viewed to be appreciated ** Peaceful Setting****

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 and post office with residents also relying mainly 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. The market town of Cardigan is some 20 minutes drive to the south offering a wider level of local amenities and services including secondary school and 6th form college, retail parks, supermarkets, traditional high street offerings, local cafes, bars, restaurants, cinema and theatre, community hospital and employment opportunities. The popular sandy coves of Cwmydydu, Llangrannog and Treasaith are all within 10-15 minutes drive of the property and the Georgian harbour of Aberaeron being some 20 minutes drive to the north.



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CARMARTHEN
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Carmarthenshire, SA31 3AD
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THE LAND

Extending to some 8 acres or thereabouts of sloping woodland with mature native trees dominating the woodland setting. This area can be accessed via the council road on the southern boundary where a redundant quarry is also evident.

There may be scope considered (stc.) for woodland management and diversification or indeed a rural enterprise potential on this land.

Those with a genuine interest and have planning related queries should contact Ceredigion Planning Department (01545 570881) to explore further opportunities with this parcel of land.

Viewing by appointment only. Please contact Aberaeron Office (01545 571600).



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

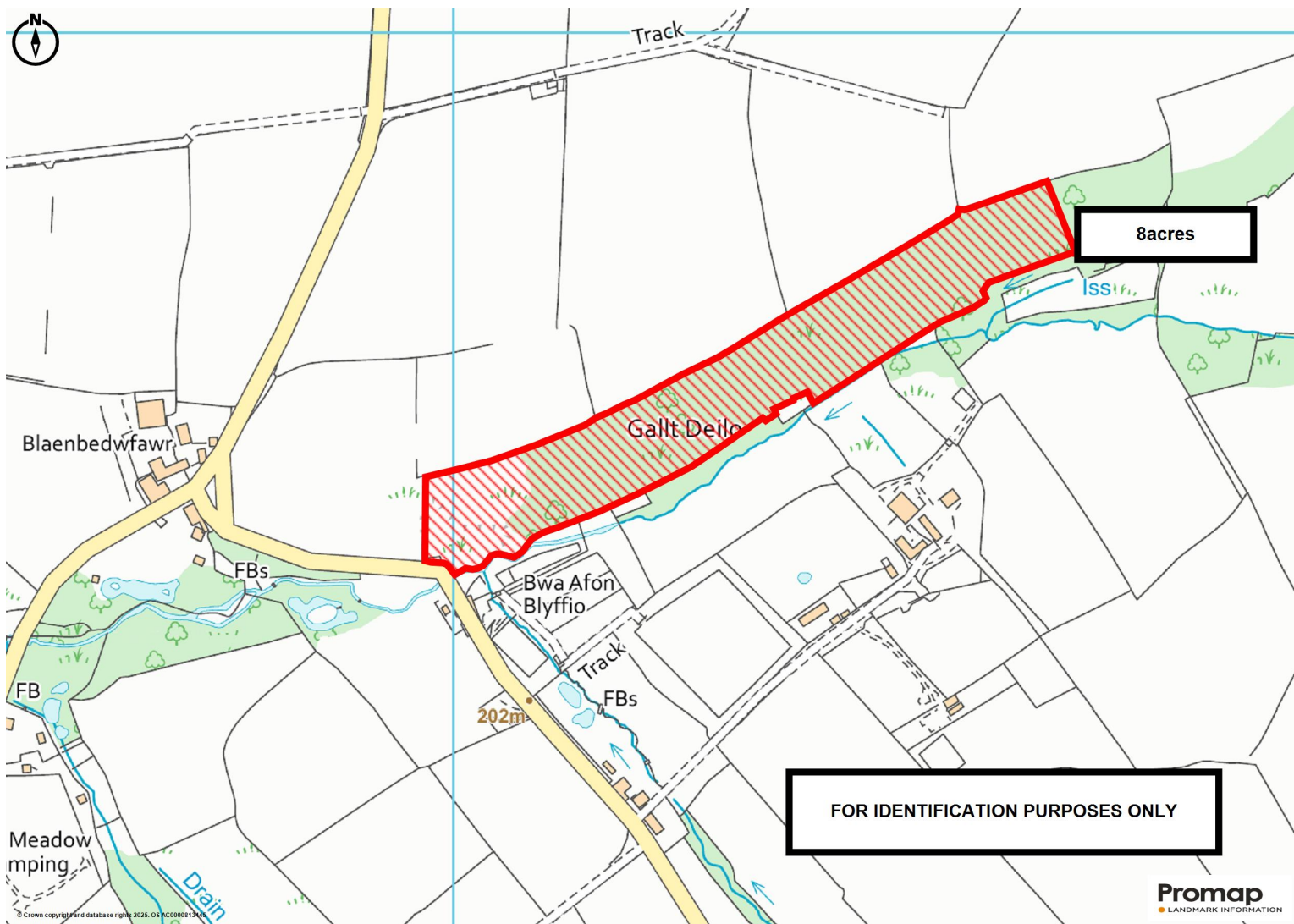
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Services

We are not aware of any services to the property.



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

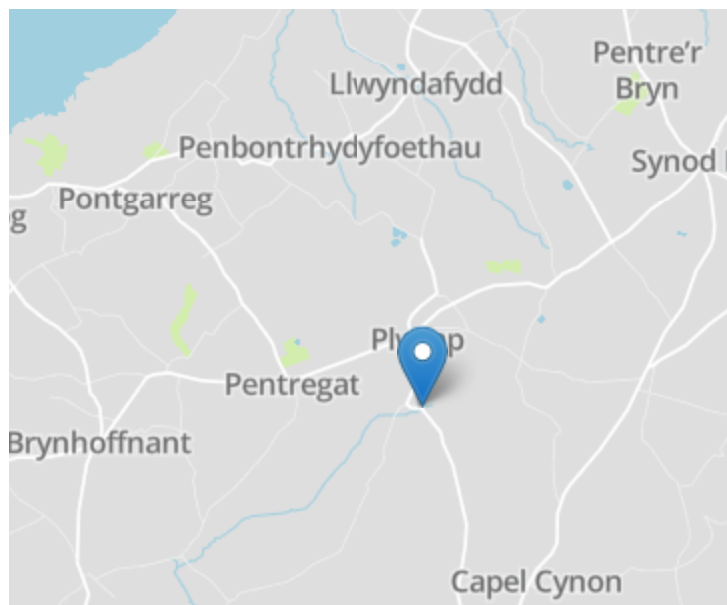
Any risk of coastal erosion? No

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

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 passing the turning for Rhydlewys on your right and continue around the bend and the entrance to the quarry is located on the left hand side.

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

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4 Market Street
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