

Regulated by:



RICS



Since 1989

Convenient Valuable Parcel of Land Extending to 2.93 ACRES or thereabouts. Cardigan Bay Coastal Region. Edge of Village Location. Near Llangrannog - West Wales.



Land at Field No OS 6576 Pontgarreg, Llangrannog, Ceredigion. SA44 6AU.

Ref A/4988/DD Price On Application

****FOR SALE BY INFORMAL TENDER with Best Offers to be received at the Agents office -**

NO LATER THAN 12 NOON FRIDAY 10TH JUNE 2022.

****Rare Opportunity**Highly Prolific 2.93 Acre field enclosure **Well Fenced & Gated**Edge of rural village community**Lovely aspect with a glimpse of the sea in the distance**In an area renowned for the growing of good crops and produce and a parcel of vast possibilities (stc)****

(Tender Form Attached).

PLEASE NOTE :

The sale of the land will be subject to an overage clause.

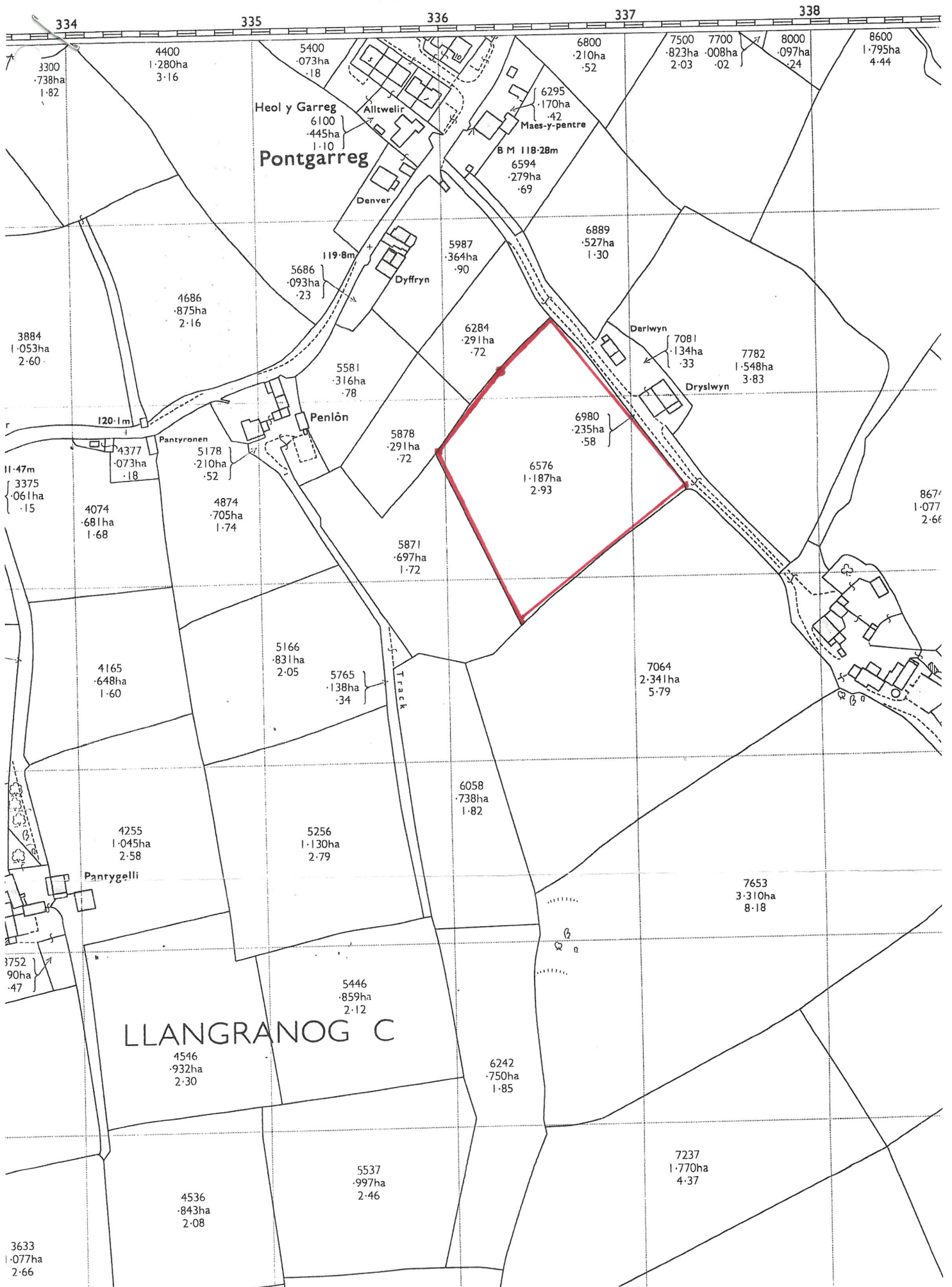
Services

There are no services currently connected. We are advised that consent has been granted for connection to a Mains Water supply (subject to usual connection costs).

Directions

At the village of Pontgarreg taking the road South West out of the village towards Brynhoffnant you will pass Heol Y Garreg estate on the right hand side, almost immediately opposite there is an entrance drive up to Cwmhawen Fawr. Proceed up this drive and you will see the land on the right hand side opposite two properties known as Derlwyn and Dryslwyn.

No 28 WARD





EST. 1989

Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
LAND AT FIELD NO OS 6576
PONTGARREG NR LLANGRANNOG CEREDIGION SA45 6AU

To be sent/delivered/e-mailed to the Agents Offices

No later than -
12 Noon on Friday 10th June 2022.
To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS
Email: aberaeron@morgananddavies.co.uk

I/We

Address

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the land is sold as seen.

My/Our Solicitors are:-

.....

.....

Signed

Date



Directors:

Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

www.morgananddavies.co.uk

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575



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