

Regulated by:



RICS



Since 1989

Rare opportunity of acquiring a small parcel of pasture and woodland overlooking the Teifi Valley, from an elevated site with far reaching views and ideal for conservation/woodland/leisure uses.



Land and Woodland, Cellan, Lampeter, Carmarthenshire. SA48 8HU.

A/4809/AM - O.N.O.

£98,500

- *** The woodland overlooks the Teifi Valley from an elevated site *** With far reaching views and is an ideal small parcel of land and woodland, ideal for conservation/woodland/leisure uses. *** The woodland is currently laid to larch with secure fencing and lane frontage and bordered by a brook. *** The land is gently sloping to level with far reaching views across the Teifi Valley ***
- *** 1.5 acres in total includes mature woodland with a crop of timber ready for harvesting *** Being a useful silvicultural/forestry acquisition for investment/conservation and having possibilities for leisure and recreational use and rarely available *** Ideal for glamping or leisure use site ***
- *** This is a well situated and rarely available and affordable investment opportunity *** In all 1.5 acres or thereabouts *** Freehold for sale by private treaty

WOODLAND



VIEWS OVER TEIFI VALLEY AT LAMPETER



LAND TO WEST



LAND TO EASTERN ASPECT



THE LANE



Services

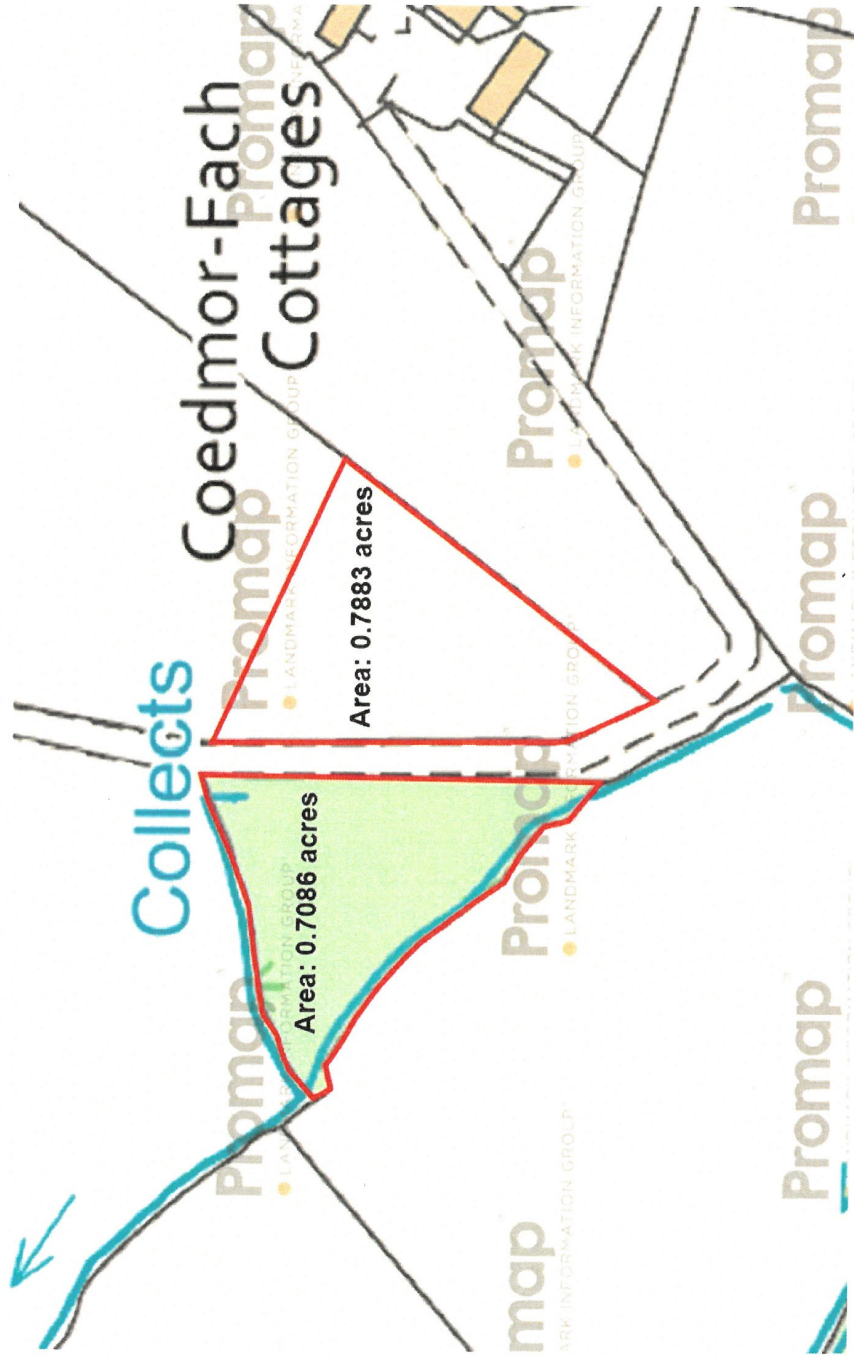
No services currently provided.

Directions

From Lampeter take the B4343 towards Cellan at Coedmor Hall Farm on the Cellan Road after approximately 1/2 mile turn right off the B4343 (before you come to Cellan). Continue along this lane for approximately 300m and by some agricultural buildings take the concealed concrete farm road on the right-hand side of these buildings and continue up the hill and the plantation will be seen at almost top of the hill on the right hand side before the final turning into Coedmor Fach holiday cottages. Please refer to plan.



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For Identification Purposes Only