

**FOR SALE BY INFORMAL TENDER. 72.6 acres of highly productive grassland. Maesymeillion.
Nr. Llandysul. West Wales.**



Land at Coedmor, Maesymeillion, Llandysul, Ceredigion. SA44 4NL.

£650,000 Guide Price

A/5280/RD

**** FOR SALE BY INFORMAL TENDER****

****Best offers to be received at the office of Morgan and Davies, Aberaeron no later than 12 noon on Friday 7th June 2024
(Tender form attached) or via e-mail to rhys@morgananddavies.co.uk ****

****High quality valuable parcel of agricultural land extending to some 72.6 acres or thereabouts with an option to purchase the original homestead including 6 acres**Situating on the fringes of the Teifi Valley**Being a highly productive grassland area in West Wales ** Split into 10 different enclosures accessed from a private lane off the adjoining county road**Road frontage onto council road ** Easy lay to pasture with adequate natural shelter ** Good clean land with potential for long term alternative use ** Suitable for agricultural smallholding or leisure uses (stc.)* Immediately adjacent to the village and boundary ** Outstanding countryside views ** Nearby water connections ****



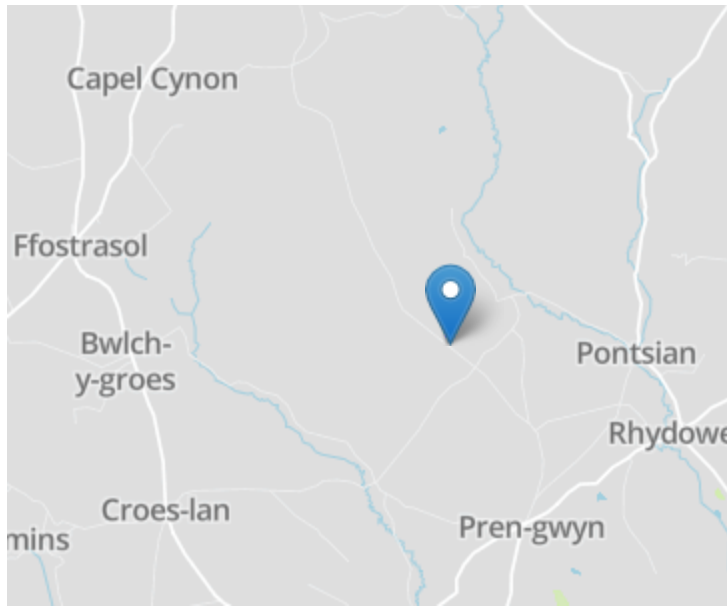
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk



LOCATION

The land is situated on the fringes of the rural village of Maesymeillion, lying some 3 miles from the market town of Llandysul. Residents rely on nearby Llandysul for their day to day needs including community primary and secondary school, mini-supermarket, petrol station, post office, places of worship, doctors surgery, leisure facilities and good public transport connectivity. The larger town of Carmarthen and the M4 is some 30 minutes drive from the property. The Cardigan Bay coastline at New Quay is some 15 minutes from the property.

THE LAND







Contained by mature hedgerows and stockproof fencing to all boundaries with water in some of the fields.



A quality parcel of some 72.6 acres of meadow land and grazing with highly productive silage fields accessed from a track and enjoying council road frontage.

The land is well farmed being in a particularly convenient location and would be a valuable add-on to any agricultural business enterprise.

The land is generally south facing, being elevated in places with a gradual slope.



The farming land is generally spread across some 10 enclosures with mature trees providing excellent shelter in places.

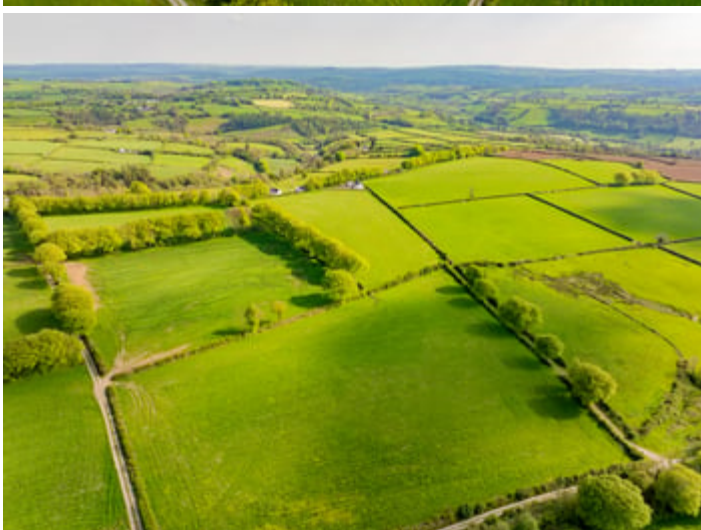
The land is bound on 2 sides by the adjoining council road and we believe has potential for alternative use for those seeking alternative leisure use, potential development of diversification and conservation projects (stc).

We recommend early viewing of the land as it is located in a favoured agricultural community and is expected to be sought after.

Viewing restricted by appointment only. Please contact Aberaeron office on 01545 571600.

PLANNING

For further details regarding planning or alternative uses are asked to contact Ceredigion County Council planning department on 01545570881.



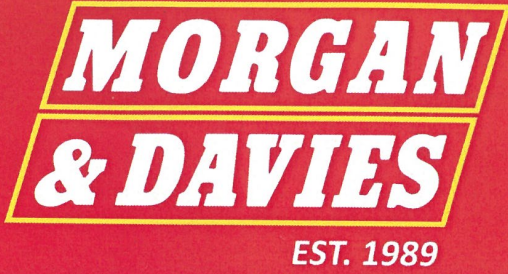
MONEY LAUNDERING REGULATIONS

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

We are advised that the property benefits from water connection.

Tenure - The land is Freehold.



Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
LAND AT COEDMOR MAESYMEILLION LLANDYSUL CEREDIGION SA44 4NL
Ref A/5280/RD

To be sent/delivered/emailed to the Agents Offices

No later than -
12 Noon on Friday 7th June 2024
To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS – for the
attention of Rhys Davies
Email: rhys@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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 **LAMPETER**
12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk



265m

236m

let-wen-isaf

Coedmor

236m

234m

Ty
Maesy

Drain

Iss

Track

Iss

Cambria Lodge
Maesymeillion

Churchw
Ma

let Goch

Track

Drain

Iss

FOR IDENTIFICATION PURPOSES ONLY

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Directions

From Maesymeillion crossroads head north signposted Synod Inn and the entrance to Coedmor is some 500 yards on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this beautiful property, contact us:

Aberaeron
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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