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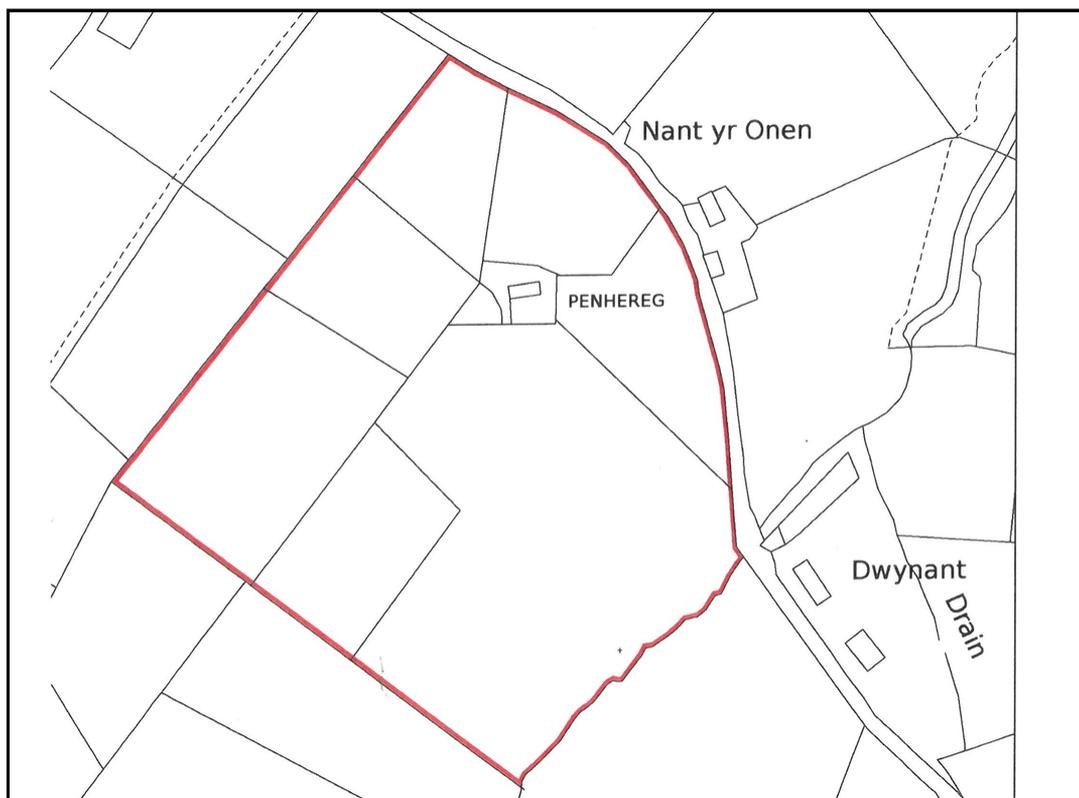


RICS



Since 1989

A derelict smallholding of 12.28 acres in outstanding unspoilt countryside in upper Teifi Valley near Tregaron.



Penherreg, Abergwesyn Road, Tregaron, Ceredigion. SY25 6JS.

Guide Price - O.N.O. A/4817/AM

£94,950

Rare opportunity of acquiring abandoned and derelict homestead and farmhouse. Surrounded by its own land extending to 12.28 acres.*** The property has roadside frontage to a quiet district lane.*** The property lies just 1.5 miles from the market town of Tregaron amongst the edge of the Cambrian Mountains and the Upper Teifi Valley outstanding unspoilt countryside.***The property is contained within a ring fence.*** The property comprises of a number of level enclosures.*** It is beautifully situated being a blank canvas for somebody seeking to create their own conservation/countryside project.***

Please note that it is unlikely that the property will attract Residential Planning Consent but further details of such should be conveyed to the Local Authority Planning Department, Ceredigion County Council Tel: 01545-570881 (Planning Department for Policy alternatively Planning Policy for development is available online under Ceredigion.gov.uk.

The property is sold with Freehold tenure and is registered with the Land Registry.

Services

Mains electricity is available nearby, there are no services available on-site at present.

Directions

From Lampeter take the A485 to Tregaron. At the Talbot Hotel on the main Square of Tregaron bear left towards Abergwesyn. After approximately half a mile take the first "No Through Road" on the right-hand side, continue up this hill to the top of the hill and continue at the top of the hill past LLidiart Coch and continue for approximately 150m and the gate to Penhereg is just before Nant yr Onnen on the right-hand side. PLEASE BE CAREFUL WHEN PARKING SO AS NOT TO BLOCK THE LANE.

