

A rare opportunity to acquire a parcel of 4.464 acres pf agricultural land bordering the River Teifi with hard based yard area set off a council road, Lampeter, West Wales



Land at Teifi Meadows Llanfair Clydogau, Lampeter, Ceredigion. SA48 8JZ.

£59,000

REF: A/4995/AM o.n.o

*** A well positioned parcel of land suiting those with agricultural interests, interest in wildlife, conservation or as a pony paddock or for horticultural purposes *** Being an ideal investment opportunity *** Also having a hard based yard that has a hard based concrete footing laid on part ***

*** Alternative uses may be subject to Change of Use Consent from the Local Authority, Ceredigion Council Council ***

Located 3 miles from the University town of Lampeter in the heart of the renowned beautiful unspoilt Teifi Valley and set on the banks of the River Teifi with delightful privacy and seclusion offered, yet having excellent access from the council maintained roadway interconnecting Llanfair Clydogau with Lampeter. The village of Llanfair Clydogau with Post Office and convenience store lies within a quarter of a mile.



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Land



River Boundary



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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

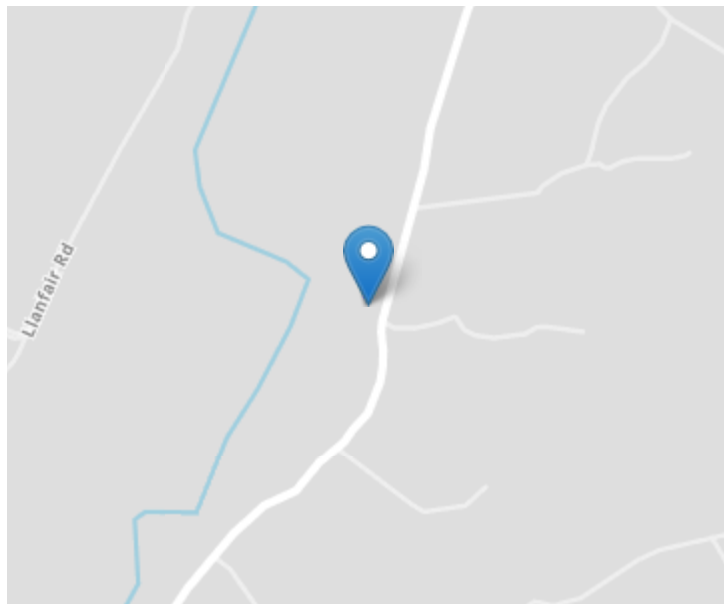
Any risk of coastal erosion? No

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

From Lampeter take the A482 along Bridge Street, turning left on the the Llanfair Road, Continue passing a number of farms, and continue towards Llanfair Clydogau. The entrance to Nantymedd Farm is on the left hand side. Continue for a further 200m and the entrance to the field is located on the right hand side, as identified by the Agents 'For Sale' board. VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

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