



**Land at Pentre Coed , Llanrhystud
Aberystwyth Ceredigion SY23 5EE**

Guide price £125,000



A useful parcel of land amounting in total to 29 acres or thereabouts.

Land at Pentre Coed
Llanrhystud
Aberystwyth
Ceredigion
SY23 5EE

GUIDE PRICE - £125,000

Subject to the Pending Grant of Probate

DESCRIPTION

The land is highlighted on the attached plan for identification purposes and forms the Land Registry Title WA953944. If there is an inconsistency between the Pro Map and the Land Registry Plan the later shall prevail.

Approximately 13 acres is mainly level in pasture divided into 3 enclosures abutting the unclassified Llanrhystud to Joppa road. The land is capable of hay/silage making. The remaining land is an area of woodland amounting to approximately 16 acres which drops steeply down to the river Wyre which forms part of the boundary on the Eastern boundary. The woodland was planted of varied mix species approx. 28 years ago when some of the land was part of the Tyr Goff scheme.

SERVICES

Mains water is connected.

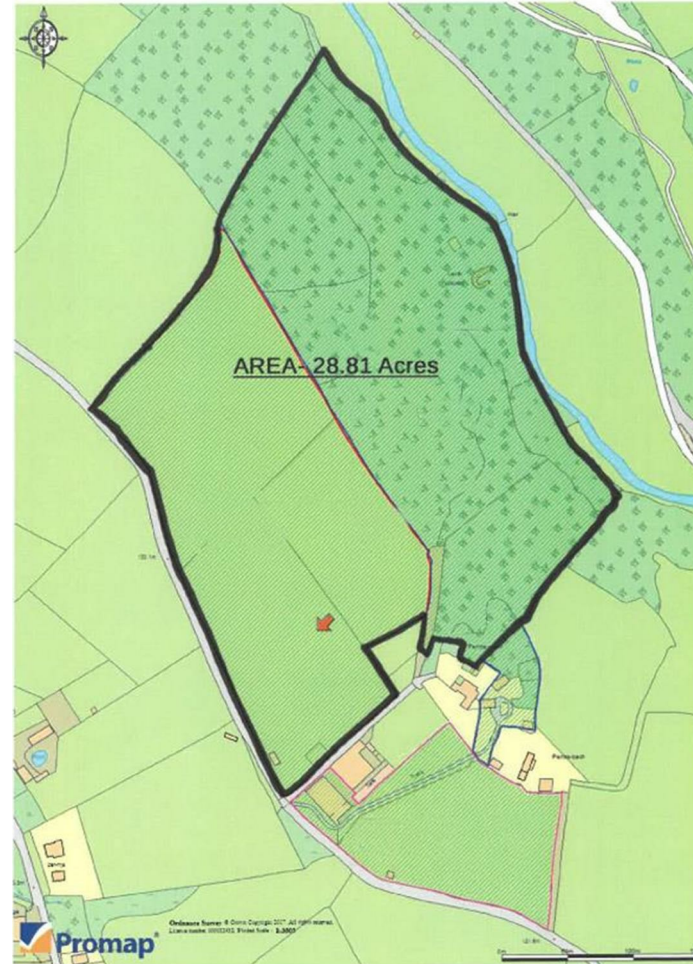
METHOD OF SALE

The land is offered for sale by private treaty with best and final offers invited by Noon on Friday 31st May 2024.

SOLICITORS

The solicitors acting are ADVE Solicitors, 33 High St, Lampeter, Ceredigion. 01570 422233 REF: AWL/E.P. 10124

PROMAP

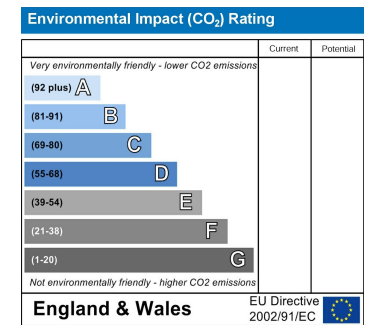
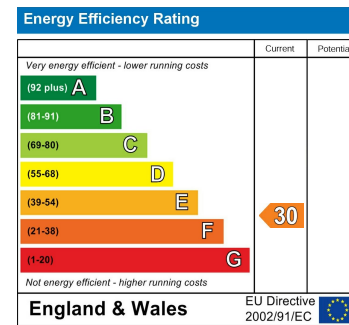


RIGHTS OF WAYS

There are 2 public footpaths which intersects the land. One footpath (from the homestead) runs parallel with the clean land on the edge of the woodland in a North Westerly direction to the B4337 road. The other footpath intersects the woodland and proceeds down the valley towards Felin Rhywbwys

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road South for approximately 9 miles to Llanrhystud. Turn left (just after the bridge, opposite the pub) on to the B4337 Nebo and Cross Inn road and proceed up the hill out of the village for 2 miles. On the brow of the hill turn left (near London House) towards Joppa and the land is denoted by a for sale board on your left hand side.



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