



Land adj Glanfach Gan/Gwennant , Rhyd Lewis, SA44 5RR

£79,995

A parcel of agricultural land extending to approximately 8.95 acres, including 2.26 acres of woodland. Situated along a bridle path, the land offers an opportunity to purchase land in a rural and private setting, which may be of interest to buyers looking for a tranquil retreat to utilise for amenity purposes.

Location

Accessed along a bridleway, leading onto a minor council maintained roadway enjoying a rural location close to the villages of Brongest, Rhyd Lewis and Betws Ifan some 6 miles or so distant from the market town of Newcastle Emlyn.

The Land

Divided into three enclosures, with two being laid to grass and the third being a mature woodland.

Services

None connected to the land. We understand that mains water is located on the bridleway, but not connected.

Entitlements: Do not form part of the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Ceredigion County Council

Directions

What3words: ///nips.plankton.perfume (bridleway entrance)

Land entrance: ///removed.weeded.overpaid

Location plan attached.

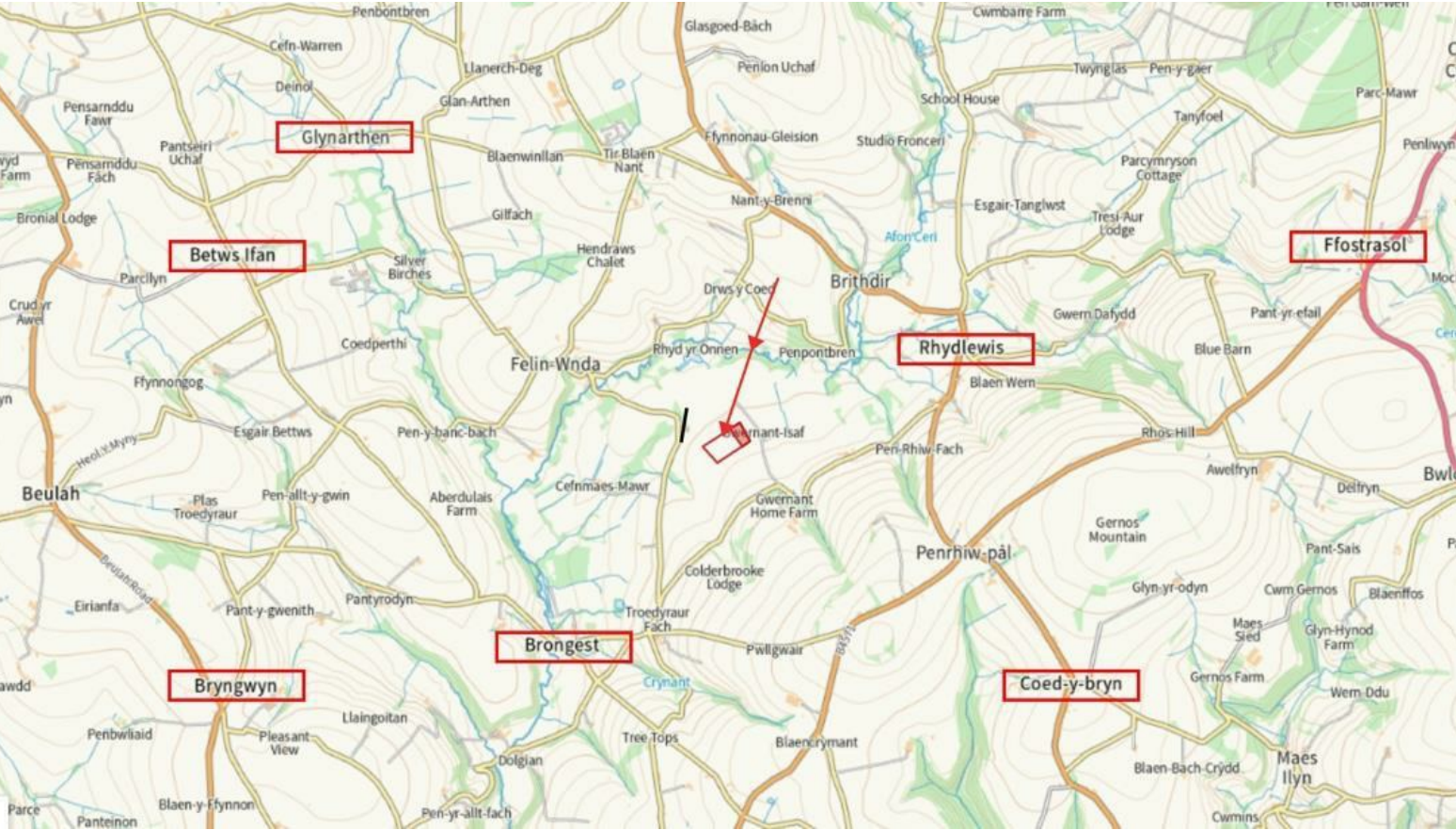
Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



Land Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.