



## Land Forming Part Of Hunters Lodge , Tanygroes, SA43 2JT

**£75,000**

A valuable parcel of mainly level to gently sloping accommodation land extending in total extending to 6.25 acres (2.52 ha) or thereabouts. Divided into two enclosures laid to permanent pasture. Currently the land is used for both grazing and cropping purposes and could be of interest to those looking for agricultural land in the area or for equestrian purposes.

To fully appreciate the potential that this land has to offer an early inspection is recommended.

## Services

Tenure: Freehold with vacant possession upon completion.

Local Authority: Ceredigion County Council

Restrictive Covenant: The purchaser will be required to enter into a covenant, not, without the consent of the vendor to permit any material change of use which will require Local Authority consent.

Overage Clause: There is to be a clause in the contract to the effect that in the event of any residential (housing) development on the land within 25 years of the dated of completion, then 20% of any uplift in value will be payable to the vendors or their successors.

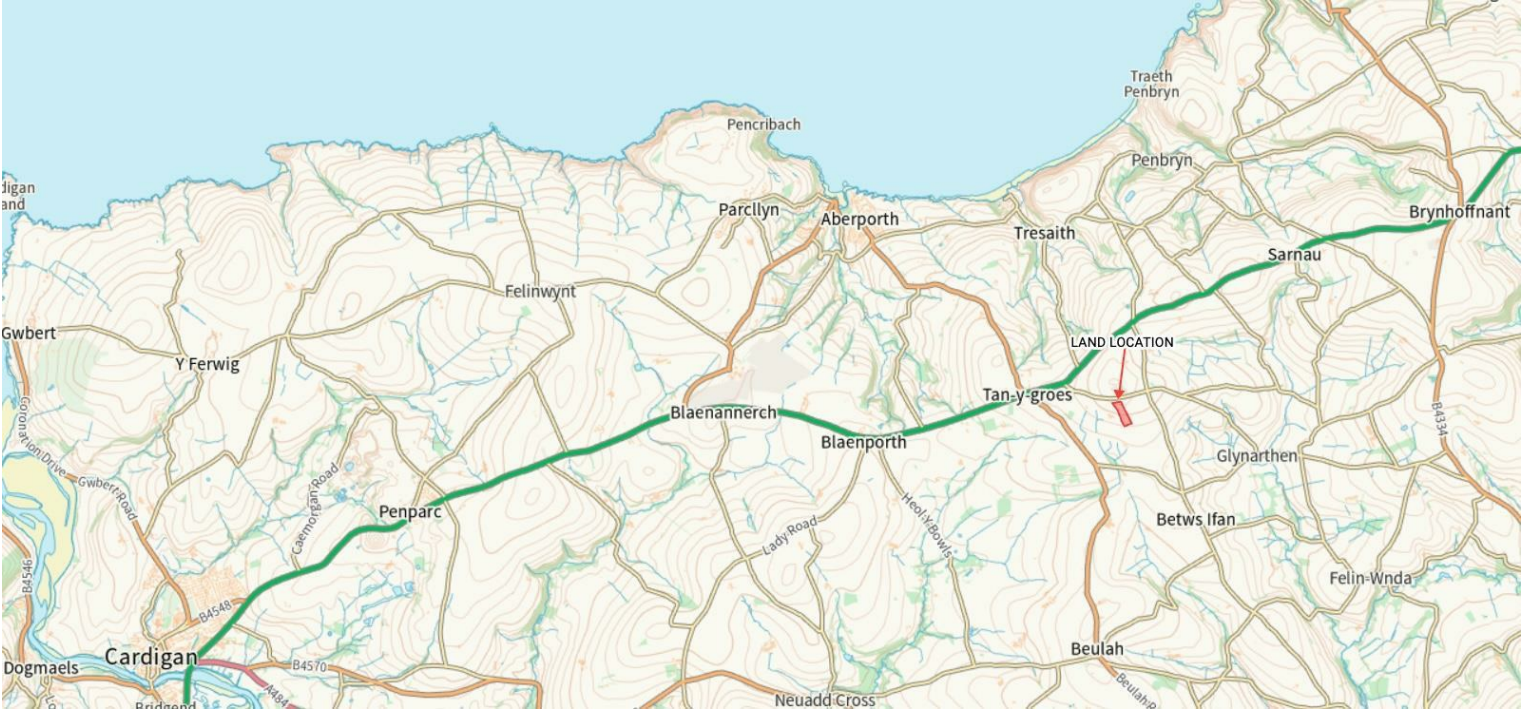
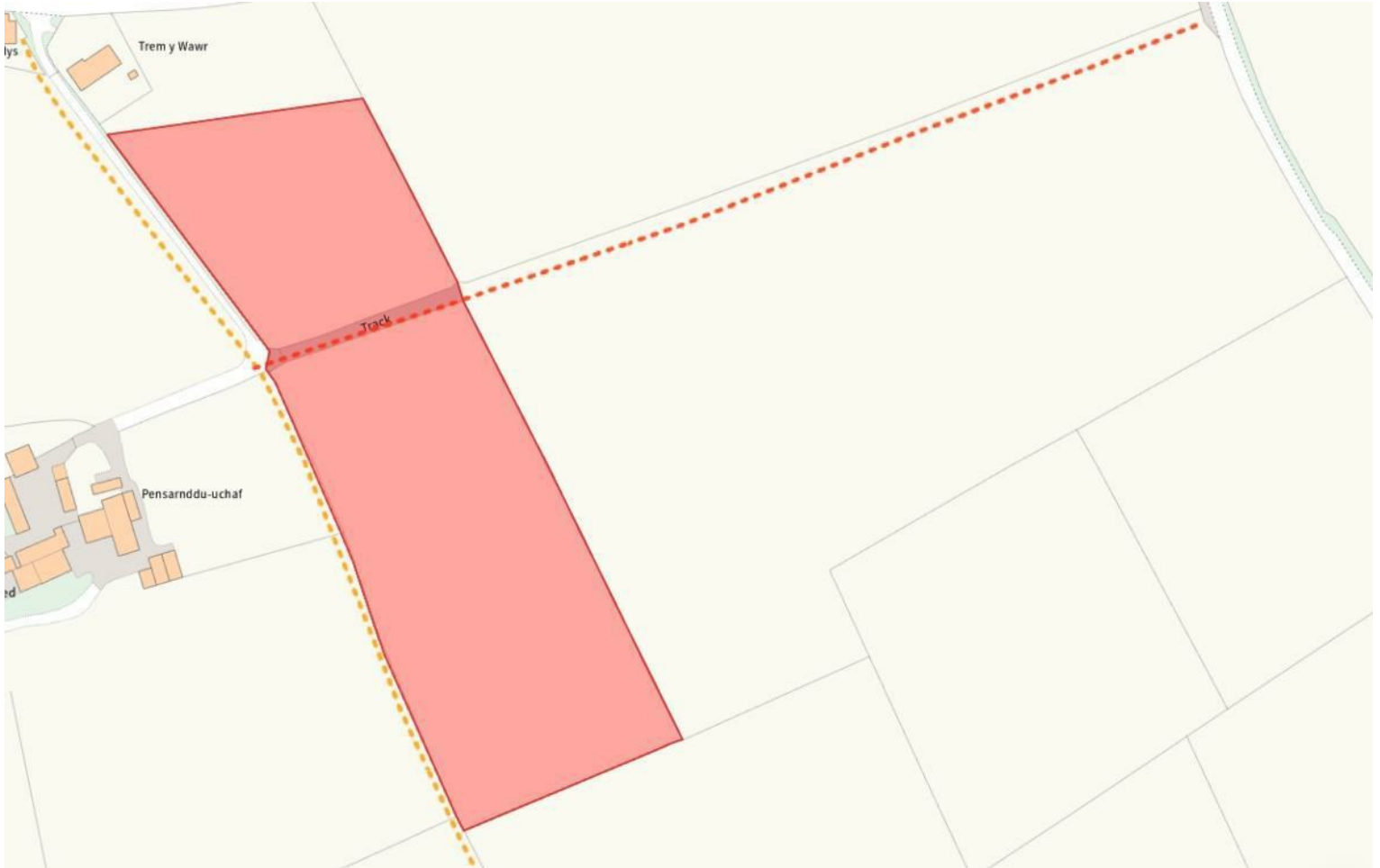
Environmental Schemes: The land is not entered into any environmental scheme.

## Viewing

Please contact the Sole Agents to register your interest before inspecting.



Plan Of The Land



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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