



Land Forming Part of, Hunters Lodge, Tanygroes - SA43 2JT
Cardigan

£75,000



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Land Forming Part of, Hunters Lodge

Tanygroes, Cardigan

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.

Council Tax band: TBD

Tenure: Freehold

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- Currently the land is used for both grazing and cropping purposes.
- Extending in total extending to 6.25 acres (2.52 ha) or thereabouts.
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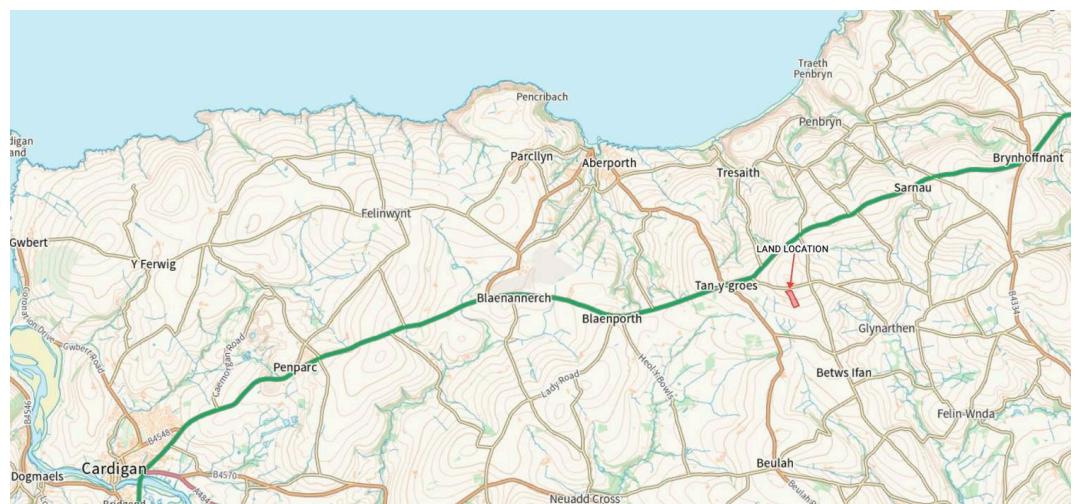
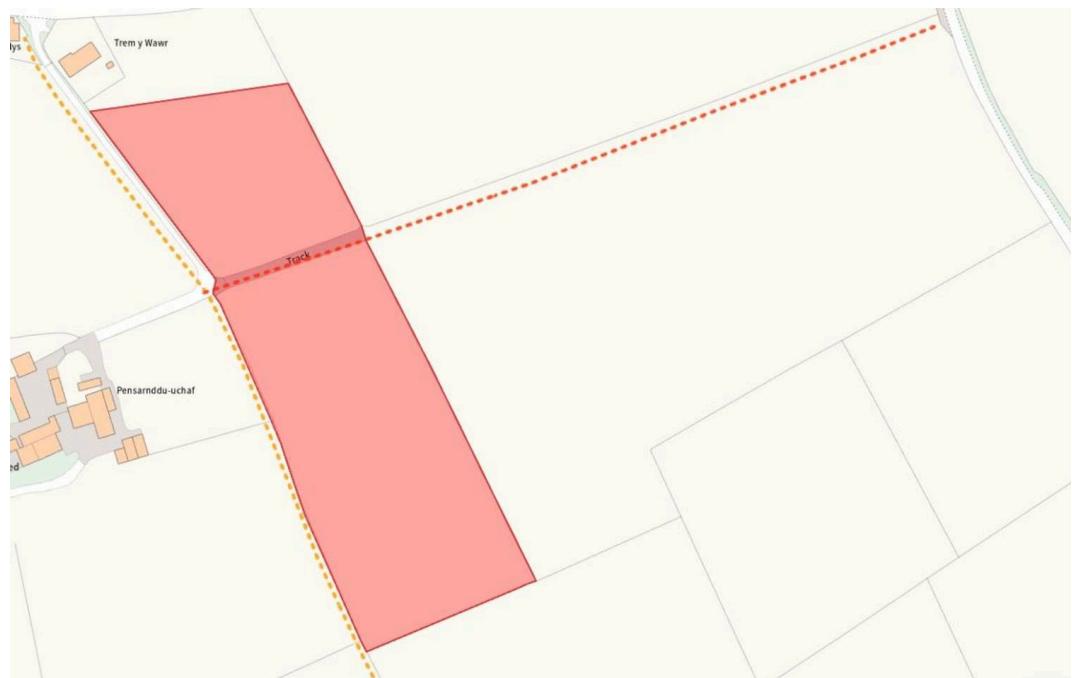
Services

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.





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