

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Land at Felindre Uchaf Abermeurig, Lampeter, Ceredigion, SA48 8PN

Guide Price £180,000

A valuable parcel of Aeron valley grazing/pasture land in a renowned agricultural locality comprising some 30 acres of clean healthy grazing land just off the Talsarn to Abermeurig roadway.

LOCATION



The property is located in a noted agricultural locality in an elevated position overlooking the Aeron valley. The property is conveniently located just off the Talsarn to Abermeurig roadway lying at approximately 200 metres above sea level. The land is located approximately 1 mile from Talsarn and being some 7/8 miles equidistant to the towns of Lampeer inland and Aberaeron on the West Wales Coastline.

DESCRIPTION



A productive parcel of land being sloping to level, contained within a secure ring fenced boundary and the land has road frontage from a 'C' class roadway being initially sloping, rising up to a more level plateau leading on to further fields.

MODE OF SALE



The land is offered for sale by private treaty and is currently let on a grazing license with vacant possession available from the 1st January, 2024.

SERVICES

We are informed there is a natural water supply from a spring on the land for livestock drinking purposes.

AGRICULTURAL SUPPORT PAYMENTS



The vendor does not submit a BPS claim and does not have entitlements to include in the sale, accordingly interested parties should take their own advice in this respect.

AGENTS COMMENTS



An attractive parcel of land suitable for a range of purchasers from local farmers and sheep farmers further afield being an ideal parcel of ground for over wintering of sheep in the noted Aeron valley together with those having interests in afforestation, carbon sequestration and conservation purposes.

DIRECTIONS



From Lampeter take the A482 Aberaeron roadway continue through Creuddyn Bridge taking the next right onto the B4337 towards Talsarn. At the bottom of the hill take the 1st right hand turning sign posted Abermeurig proceed for approximately half a mile and at a staggered junction, take the 1st right hand turning bearing left immediately and continue up the hill and the land can be found on the left hand side as identified by the agents for sale board.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,