

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Land at Hendraws Cilcennin, Lampeter, Ceredigion, SA48 8RU

Guide Price £175,000

A delightful parcel of diversely appealing land of approximately 20 acres suiting a diverse range of purchasers. Having initially productive pasture with further delightful land more suitable for habitat/conservation with an abundance of wildlife, suiting those with an interest in sustainability and nature.

Delightfully positioned in attractive rural surroundings enjoying picturesque views, yet convenient as only approximately 15 minutes from Aberaeron on the Ceredigion Heritage Coastline.

Location



Delightfully located off a quiet country lane and convenient to the villages of Cross Inn, Penuwch and Cilcennin. Only some 7 miles inland from the Georgian harbour town of Aberaeron, some 9 miles north from Lampeter and approximately 15 miles south from Aberystwyth.

In a lovely picturesque location being privately positioned and secluded yet not being remote. This is an ideal parcel for those looking for peace and seclusion.

Description



A diversely appealing parcel of some 20 acres of land in an attractive locality offering diverse appeal. The land is accessed via a splayed hard based entrance gate leading to initially 3 productive pasture fields having attractive mature tree boundaries with a further parcel of land which is higher in habitat value and conservation with an abundance of wildlife and suiting those with conservation interests at heart. A feature of the land is its attractive border with a pretty stream known as the "Afon Bran".

One Planet Development Potential

It is the vendors opinion that there is potential on the site for a one planet development <https://www.oneplanetcouncil.org.uk/> for a sustainable and affordable way for people to live and work on their own land. This would be subject to receiving any consents required

This forward-thinking planning policy provides a genuinely affordable and sustainable way for people to live and work on

their own land, bringing social, economic and environmental benefits. It was adopted by the Welsh government in 2011 as part of its One Wales: One Planet scheme.

Services



We are informed that mains water is available nearby but not connected and mains electricity nearby but not connected. Natural water for livestock drinking purposes is available.

Tenure



Freehold.

Directions



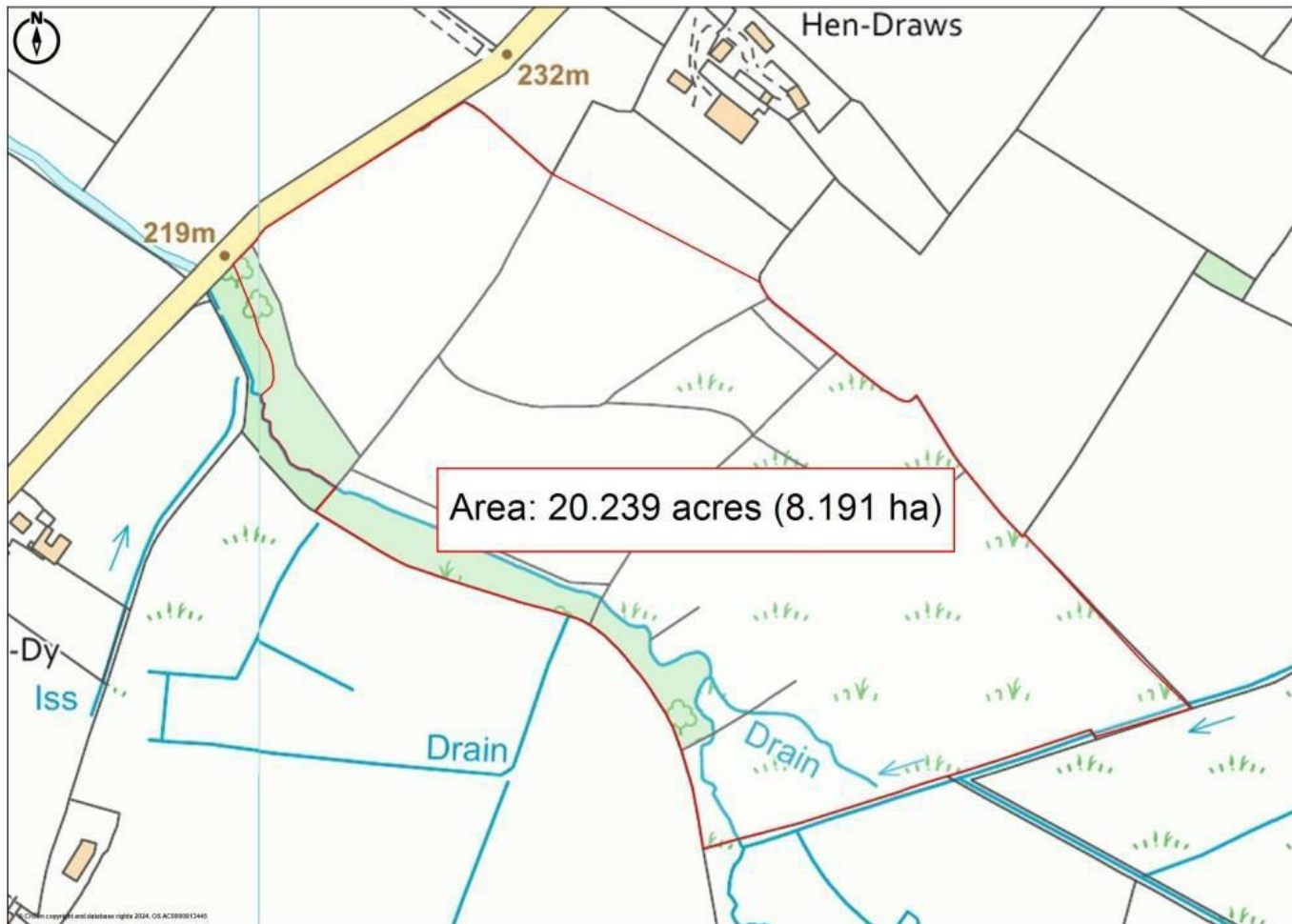
From Lampeter take the A482 towards Aberaeron, turning right on to the B4337 just after Creuddyn bridge. Continue through Talsarn, up the hill and after approximately 2 miles at the junction just before a petrol filling station, turn right. Follow this road, taking the left hand fork and the land will be found on the right hand side after the bridge as identified by the agents For Sale board.

Agents comments



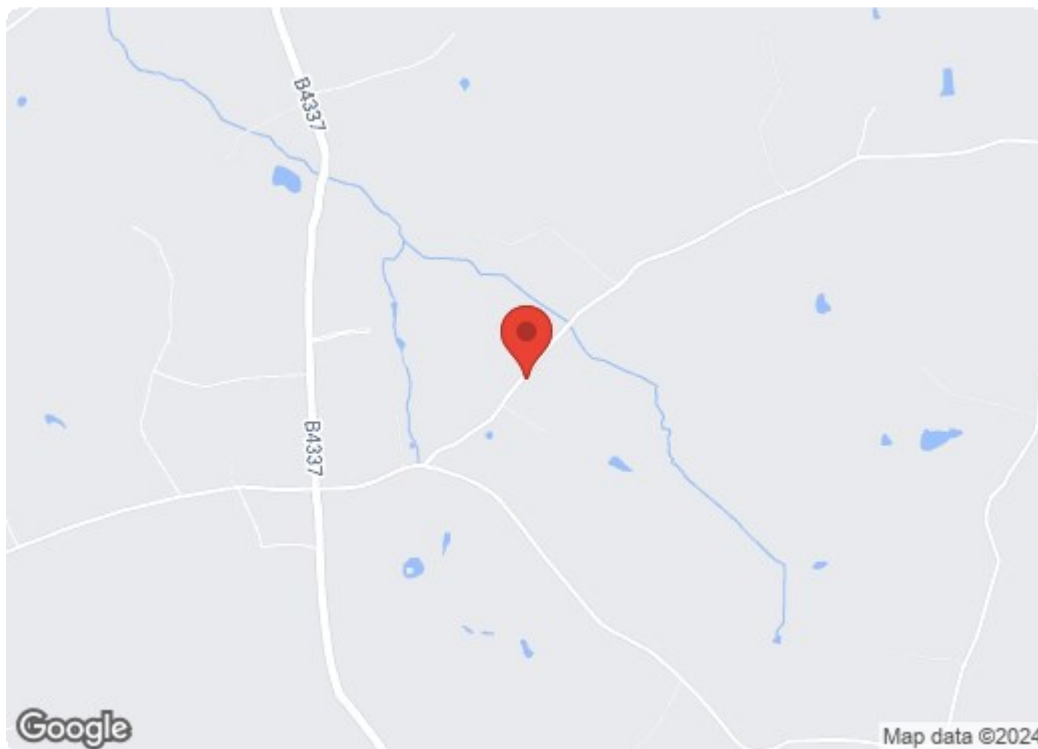
Rarely do we find such an attractive parcel of land suiting such a diverse range of purchasers which would be ideal for those with conservation/habitat interests or indeed looking for a parcel of land for livestock/equestrian purposes.

LAND AT HENDRAWS CILCENNIN, LAMPETER



Promap
LANDMARK INFORMATION

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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



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