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Land adjoining Blaensarn Plwmp, Llandysul, SA44 6HJ

Asking Price £95,000

A convenient parcel of 11.1 acres of grazing / cropping land in good heart being well farmed in recent years. The land is well situated on the edge of the village of Plwmp in an early growing coastal region with a south facing aspect. Well fenced with mature hedge boundaries & access directly from the A487 coastal road. Of particular interest to farmers looking to an existing enterprise, equestrians, speculators & conservationist buyers.

Location



The land is well situated on the edge of the village of Plwmp, in an early growing coastal region being south facing & only 3 miles from the Cardigan Bay Heritage coastline, 5 miles from the coastal village & fishing port of New Quay, & 9 miles from the Georgian harbour town of Aberaeron ,it is still convenient for the main A487 coast road, providing easy access to the larger centres of Cardigan & Aberystwyth, & the Teifi Valley towns of Llandysul, Newcastle Emlyn & Lampeter.

Description

An ideal parcel of grazing / cropping land with good roadside access being stock proof fenced with mature hedge boundaries. The land would be ideal for keeping stock or for those with equestrian interests at heart with the potential to erect stables etc (STP).

It is our opinion that the land may have development potential being on the edge of the village boundary (subject to any necessary planning consents).

Access



The land has gated roadside access directly from the A487 to the southern boundary & also gated access from the adjoining council road to the southern boundary.

Viewing



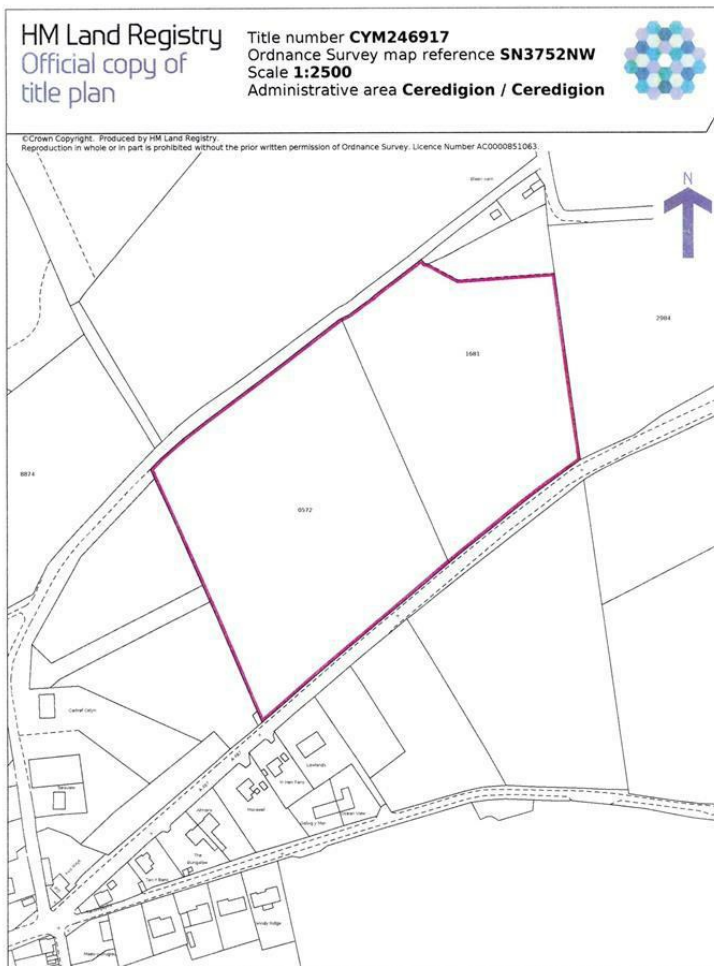
At any reasonable time by prior appointment through the selling agent Evans Bros.

Services

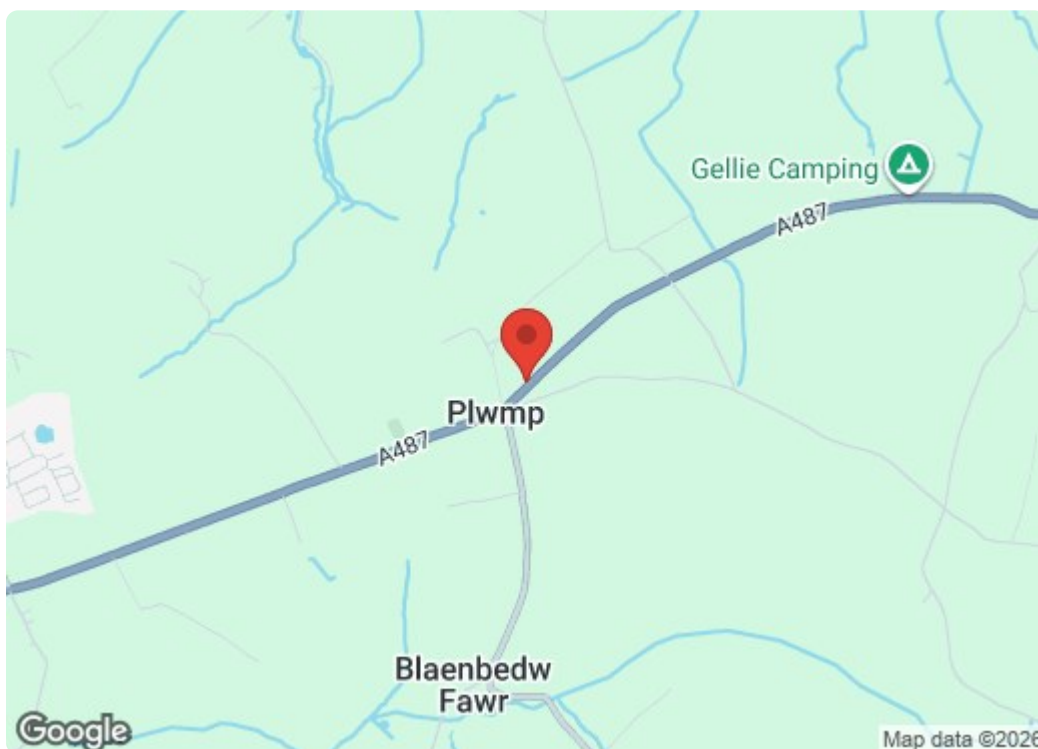
No services connected that we are aware of.

Directions

What3Words: dragonfly.robot.answer



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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 (CO ₂) 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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