





Option B

- Additional 2.00 acres of agricultural land available separately, but in very close proximity
- This extra land raises the overall agricultural unit above the requirements for Class A Permitted Development Rights, which currently allows for the construction of 1,500 sqm of agricultural buildings every 2 years

Price: £120,000

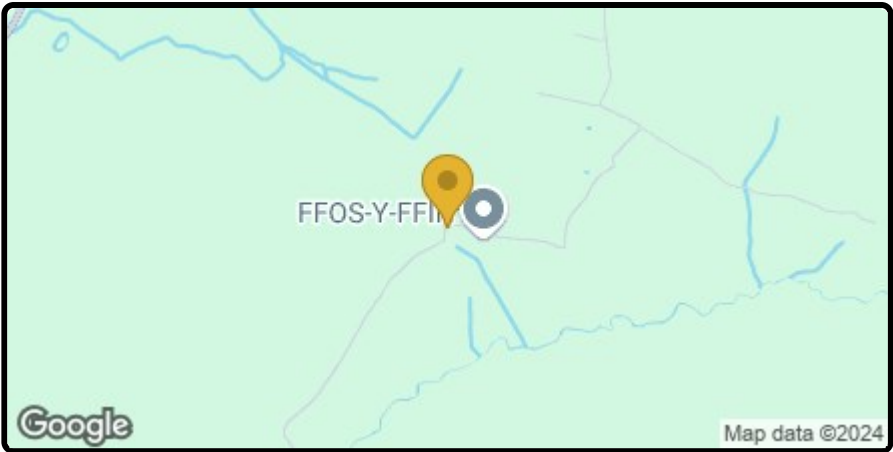


, Llanfair Clydogau, Lampeter, SA48
8LL

For sale is an exceptional 10.88-acre parcel of agricultural land. This property offers an absolute freehold title, providing you with complete ownership and flexibility without any restrictive clauses. The land presents breathtaking panoramic views of the surrounding countryside, making it not only a functional investment but also a visually appealing one. Recently, a Right of Way document has been added to the deeds, providing clear and guaranteed access to the fields labeled 1, 2, and 3, ensuring practical use and ease of entry.

Access is convenient, with the property situated directly off a public road, ensuring easy entry and exit. Essential services are located nearby, adding an extra layer of practicality to this already attractive location. The land itself features high-quality, flat terrain, which is enhanced by effective wind barrier tree planting, making it ideal for a range of agricultural uses.

Situated just a short distance from the picturesque villages of Llanddewi Breffi and Llanfair Clydogau, this property offers the perfect blend of rural peace and community accessibility. Whether you're looking to expand your agricultural pursuits or invest in a scenic and versatile piece of land, this opportunity is not to be missed.



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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