



Land and Buildings Fagwr Farm, Cardigan, SA43 1RL

Offers In The Region Of £400,000

A Very Conveniently Located Acquisition

Around 77 Acres with Outbuildings

As Identified on the Plans Attached

The 63.95 Acres North of the Road is Available Separately if Required

Please See Additional Details Online

Situation

On the outskirts of Penparc within 3 miles of Cardigan Town and a similar distance from the West Wales Coastline, in a mild climate and an area respected for its grass growing capabilities.

OS Grid Ref. SN 2148

Directions

From Cardigan, proceed towards Aberystwyth on the A487. Enter the village of Penparc and at the crossroads by the Petrol Stations, turn left along Heol y Felin. At the next crossroads turn right towards Felinwynt and Ystafell Berkley. Continue for approx 400 yards and you arrive at the property, building on your right, majority of land on your left. What3Words - ///enclosing.drilling.importing

Description

An estimated 77 Acres in total, as identified Red on the attached plan and Schedule of Acreage, which includes the Agricultural Outbuildings in photographs.

The land has long road frontage and comprises of a mixture of productive pasture/cropping land with rougher grazing, which has scope for improvement.

The Land is approx 100-110m above sea level.

For sale with Vacant Possession upon completion.

The Land



More of the Land



Schedule of Acreage

VAGWR FARM

Schedule of Acreage

ID	Acres
Pt 4361	0.38 est.
5573	5.06
7400	8.51
3362	3.52
2974	9.59
4684	7.64
6000	7.49
3900	8.59
3189	5.48
2881	0.26
2879	0.61
1990	5.70
2000	7.80
3413	4.24
4618	3.06
Total	77.93 Acres Or Thereabouts

Range of Cubicles, etc. & Storage



Good roadside frontage.

Some fields are improvable but potentially a very useful block for grazing or cropping with some cattle housing.

Tenure

Freehold. Sold with full vacant possession.

Local Authority

Ceredigion County Council

Viewing

Please contact the Sole Agents to discuss an inspection.

PLEASE RESPECT ANY LIVESTOCK AND CLOSE ALL GATES.

Plan Of The Land



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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