



Schedule of Acreage

ID	Acres
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
<b>Total</b>	<b>63.98 Acres Or Thereabouts</b>

Approx 64 Acres Accommodation Land at Fagwr Farm, Cardigan, SA43 1RL

**£350,000**

A Very Conveniently Located Acquisition  
 Approx. 64 Acres Accommodation Land  
 As Identified on the Plans Attached

### 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.

What Three Words -///submerge.midfield.fizzle

### Description

An estimated 63.98 Acres in total, as identified Red on the attached plan and Schedule of Acreage.

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.

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#### **VAGWR FARM**

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Good roadside frontage.

Some fields are improvable but potentially a useful block for grazing or cropping.

### 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.



