



Land Part of Penfai Farm , Cenarth, SA38 9JX

Offers In Excess Of £344,000

**** GUIDE PRICE OFFERS ABOVE £8000 PER ACRE ****

A parcel of valuable level agricultural land laid to pasture

Extending to 43.58 acres or thereabouts

Available as a whole or in two lots

Good roadside access

Mains water supply to the land

Situation

Enjoying a pleasant rural location yet within easy reach of town and village services. Two enclosures front a minor council maintained roadway which ultimately connects the small village of Llandygydd to the A484 roadway. The land is very accessible being only some 5 miles distant from the town of Cardigan.

Directions

Please see the location plan. A J. J. Morris For Sale Board will be erected on site.

Description

An excellent parcel of level and clean agricultural land which extends in total to 43.58 acres or thereabouts and is laid to pasture. Suitable for both cropping and grazing purposes, roadside access is available to enclosures SN2542 2976 and SN2542 4060 and the land has a mains water connection. A sound parcel of land which is capable of excellent productivity and would be an excellent addition to any existing farming business. The land is being offered for sale as a whole or in two lots as per the plan attached to the sales particulars with lot 1 extending to 22.95 acres or thereabouts whilst lot 2 extends to 20.63 acres or thereabouts.

Services

Mains water connection.

Tenure: Freehold with vacant possession upon completion.

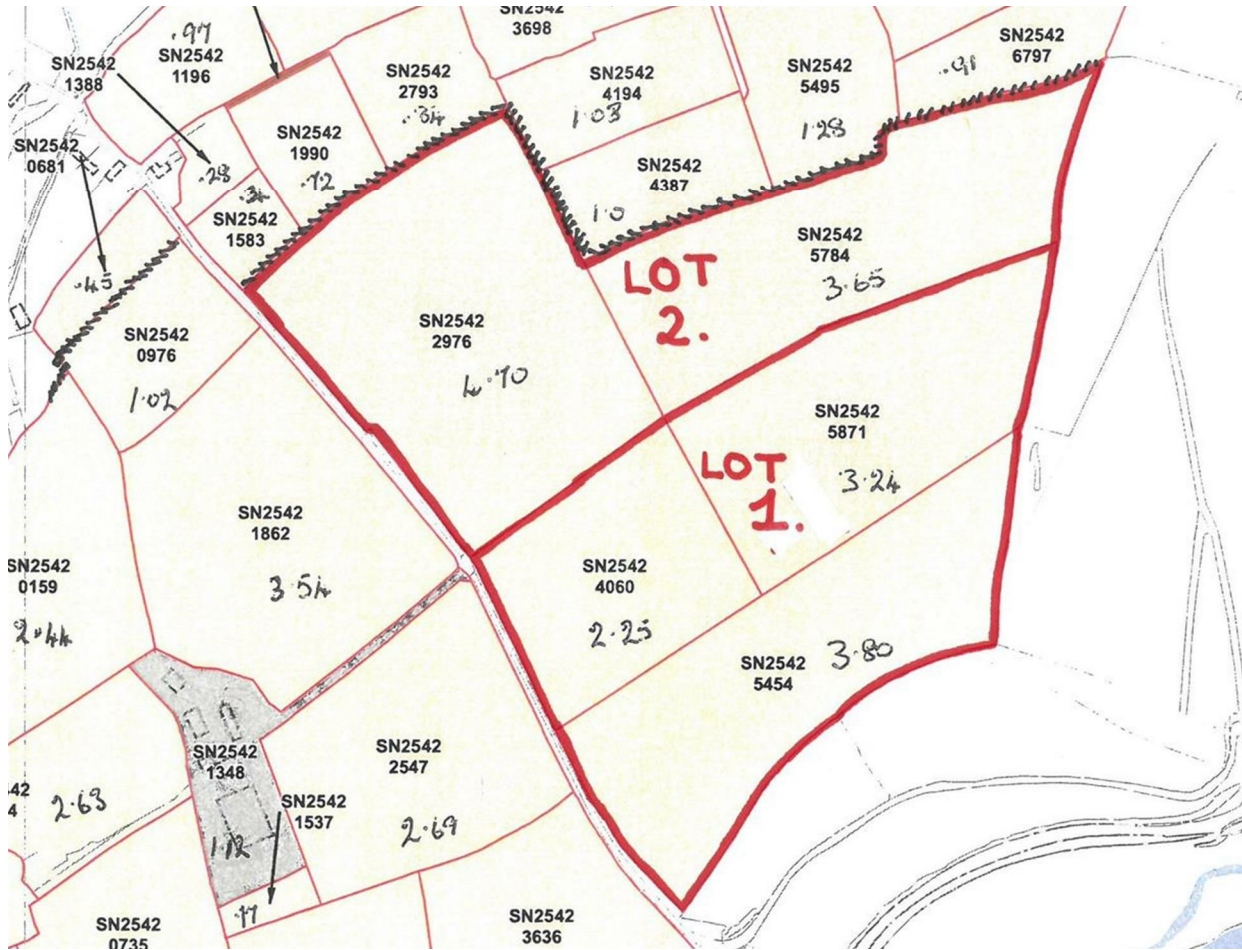
Local Authority: Ceredigion County Council

Viewing Arrangements: All viewing parties must have a copy of the sale particulars and please respect all animals when viewing the land and please close the gates.

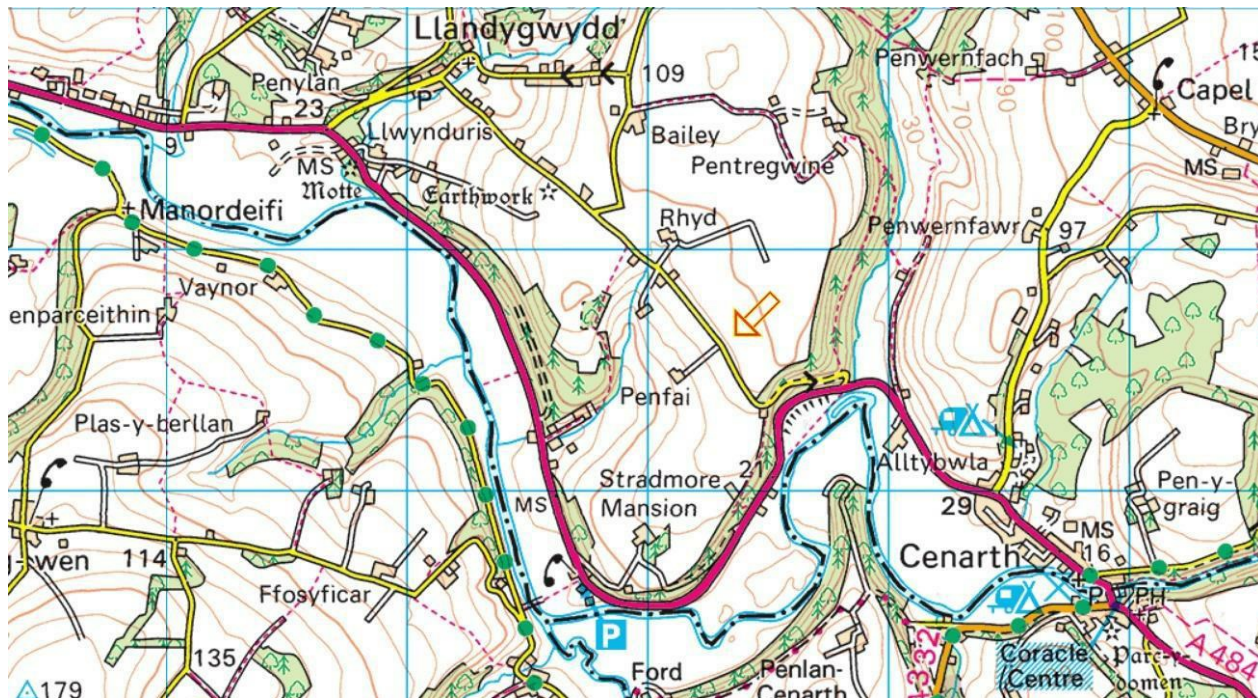
General Remarks

A valuable parcel of level agricultural land suitable for cropping or grazing benefitting from good roadside access. To fully appreciate the quality of the land an early inspection is highly recommended.

Land Plan - For Identification Purposes Only



Location Plan



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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