

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Land Formerly Part of Brynyreos Cilcennin, Lampeter, Ceredigion, SA48 8RL

Offers Over £75,000

A delightful parcel of productive agricultural land extending to approximately 7.2 acres (2.91 hectares), situated on the edge of the sought-after village of Cilcennin, in the heart of the picturesque Aeron Valley, conveniently located between the market towns of Lampeter and Aberaeron.

The land is divided into 3 well fenced paddocks, offering excellent grazing and amenity potential, with stock-proof boundaries and easy access. Enjoying an attractive rural setting with views over the surrounding countryside, the property is ideally suited for equestrian, agricultural, smallholding or lifestyle purposes, presenting a rare opportunity to acquire a manageable block of land in a desirable location.

Location



The land occupies an enviable rural position on the edge of the popular village of Cilcennin, within one of the area's most highly regarded agricultural localities of the Aeron Valley.

Enjoying an elevated aspect with attractive views across the beautiful Aeron Valley, the land is surrounded by rolling countryside whilst remaining readily accessible. Cilcennin offers a welcoming village community and lies conveniently between the thriving market town of Lampeter and the picturesque Georgian harbour town of Aberaeron, renowned for its colourful architecture, independent shops, cafés and coastal attractions. The combination of a peaceful rural setting, productive farming district and excellent accessibility makes this an especially desirable location for agricultural, equestrian and amenity purchasers alike.

Description



A level parcel of land in a popular locality being well fenced and with a useful barn. Good access is provided with two of the fields having roadside frontage with gated entrances.

Outbuilding



A useful barn is located on the land which is ideal as a field shelter, haybarn or for stabling.

Services



We are informed that there is a mains water connected to the land based on an easement with an adjoining property whereby the property owners contribute towards 1/5th of the water bill.

Further details awaited.

Directions

From Aberaeron, take the A482 road to Lampeter and after passing through Ciliau Aeron, take the next left hand turning. Continue to a T junction and turn right towards Cilcennin. Pass through the village and after approximately half a mile at a small junction turn left and the land can be found along this lane on the left hand side.

What3Words: ///apple.tanks.apes

HM Land Registry
Official copy of
title plan

Title number **CYM67058**
Ordnance Survey map reference **SN5260NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



©Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



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 (CO₂) 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



EVANS BROS.

EVANS BROS.

EVANS BROS.

**39 HIGH STREET, LAMPETER,
CEREDIGION, SA48 7BB**
Tel: (01570) 422395

**MART OFFICE, LLANYBYDDER,
CARMARTHENSHIRE, SA40 9UE**
Tel: (01570) 480444

**5 NOTT SQUARE, CARMARTHEN,
CARMARTHENSHIRE, SA31 1PG**
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.