

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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



## Land at Gellie Synod Inn, Llandysul, SA44 6BG

**Guide Price £385,000**

An inherently productive parcel of some 42.66 acres of land, in a noted early growing agricultural locality, only some 3 miles in land from the coast, having excellent roadside frontage on to both the A487 coast road and the Plwmp to Post Bach road.

This land is accessible to a large surrounding area and ideal to be attached to a larger holding for growing crops, silage/hay making or grazing.

Divided into 8 fields being level to very gently sloping, well fenced with mains water.

## Location



The land is located in a noted early growing locality influenced by its coastal location only 3 miles inland from the coast. The land has excellent access off both the A487 roadway and the Plwmp to Post Bach side road, making it accessible to a large surrounding area.

Being only some 1.5 miles south of Synod Inn, some 5 miles from New Quay, and approx 13 miles north of Cardigan this parcel of land would be accessible to a wide area making it suitable for growing of crops for a larger farming unit or indeed for over wintering of sheep.

## Description



A parcel of productive pasture land divided onto 8 good sized fields with hedged boundaries all relatively well fenced, with internal hard based tracks for ease of management. The land is level to gently sloping rising from approx. 200 m to approx. 240 m above sea level in this noted agricultural locality. The land would be suitable as a stand alone parcel of land or a valuable addition to a larger agricultural unit for growing of

crops, applying slurry or grazing of animals taking into account its proximity to a good road network.

## Services



Mains water is connected to the land

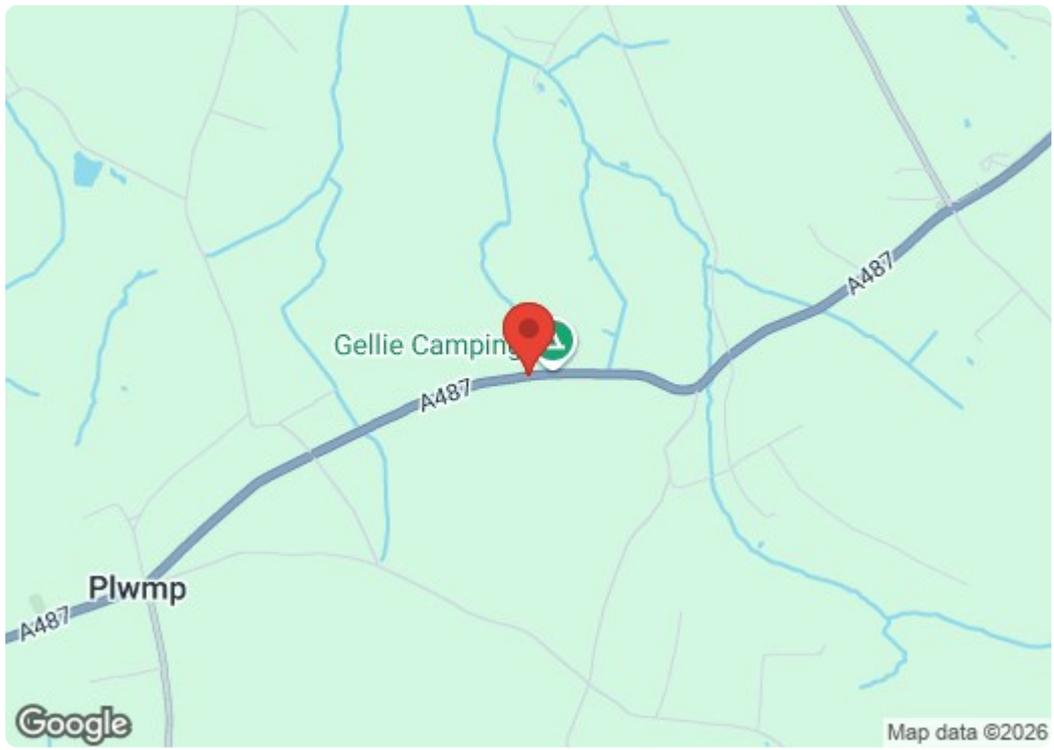
## Directions



the land can be found adj the A487 roadway some half a mile north of Plwmp as identified by the agents for sale board

## Mode of Sale

The land is offered by private treaty and any interested parties are invited to contact the sole selling agents to confirm their interest.



**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.*