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Land at llansantffraed Pennant Road, Llanon, Ceredigion, SY23 5LZ

Guide Price £250,000

To be offered for sale by Online Auction (date to be agreed). (Unless sold prior or withdrawn).
A valuable parcel of inherently productive agricultural land approximately 1 mile inland from the coast at Llanon in mid Ceredigion, West Wales. Being 1 large enclosure having roadside frontage with mains water connected, a productive and noted parcel of land renowned for being early growing in this popular and convenient location

Location
An inherently productive noted parcel of land being some 25.5 acres as identified by the enclosed plan in one enclosure having roadside frontage from the Llanon to Pennant roadway, particularly convenient just off the A487 roadway and serving a large agricultural area.

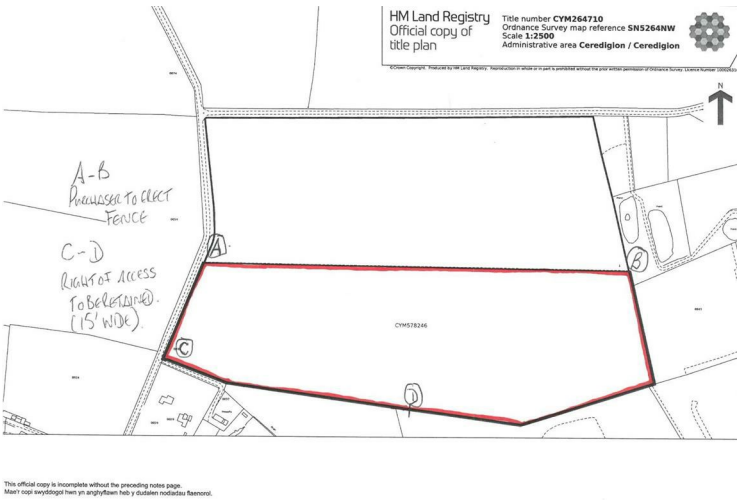
Description
A level parcel of land suiting a range of purchasers being ideal for those looking for a clean parcel of land for silage making having good road network or for over wintering of sheep from upland farms.
An ideal opportunity for somebody to add to an existing holding or purchase a parcel of land to establish an agricultural enterprise. Being close to the village of Llanon and Pennant this would also add value to any nearby properties. The land is currently laid to productive pasture. Mains water is available on the land

Tenure
We are advised the land is freehold with vacant possession offered on completion.

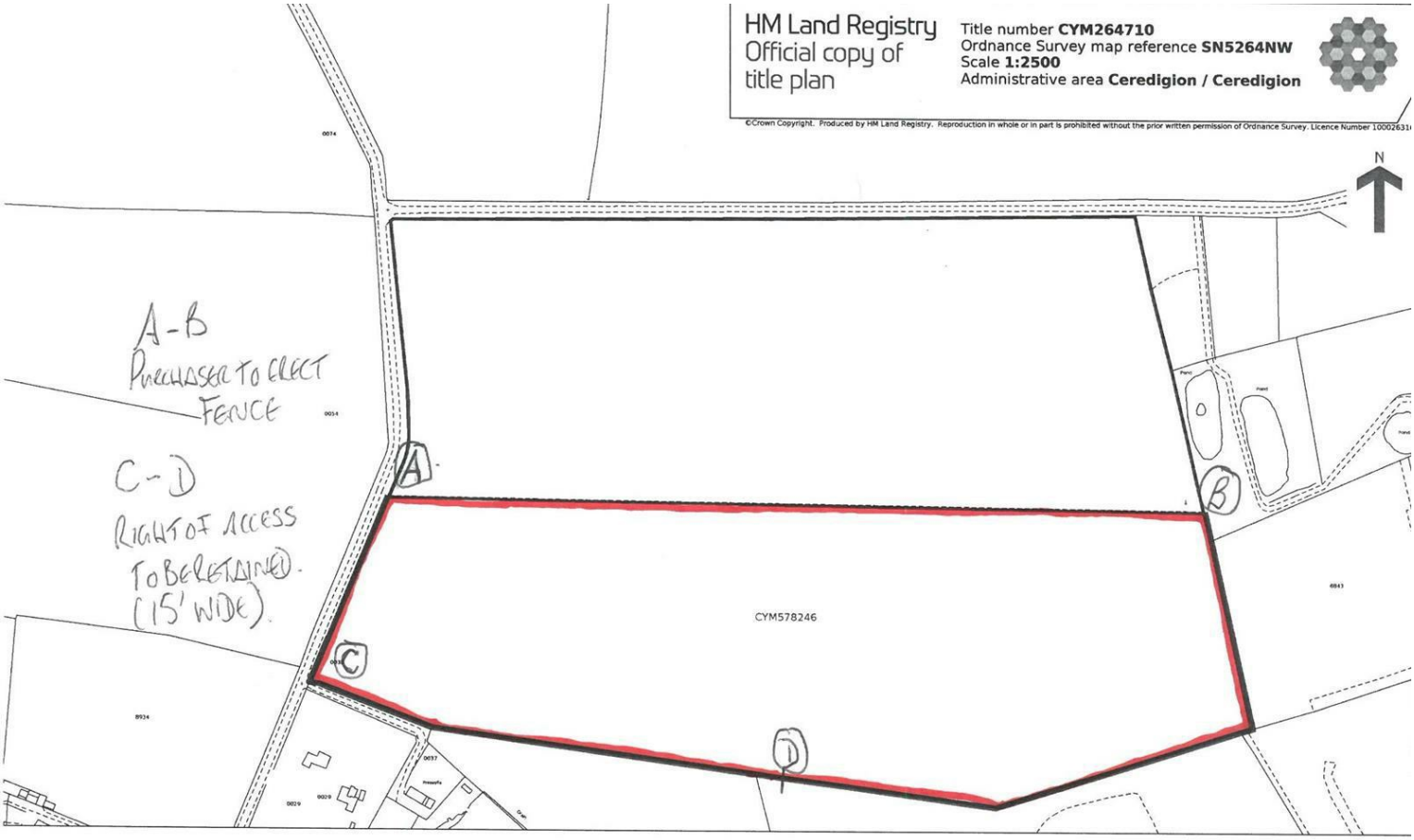
Rights Reserved
Purchasers will be expected to fence the boundary marked A to B on the enclosed plan and the vendor is also reserving a right of access being 15ft wide over the land as shown C to D into their adjoining lands.

Auction Guidelines
https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance
http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/
The purchase is also subject to a buyers premium of £750 plus VAT per lot payable to the auctioneers and other costs - please see the legal pack.

Plan


A plan is provided for identification purposes only.



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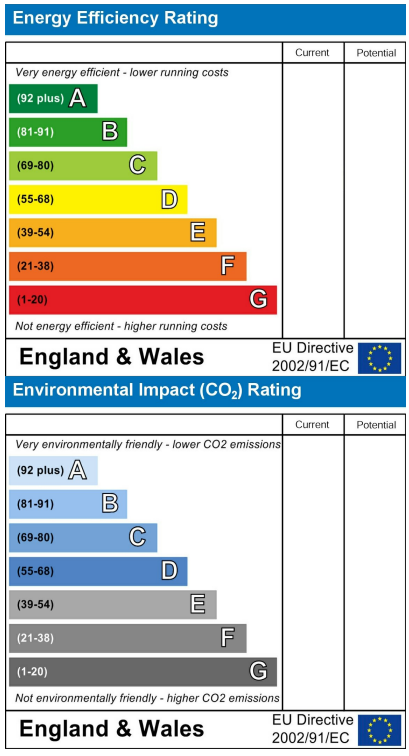

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