

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**Approx 6.7 Acres Woodland Lying West of Panteg Cellan, Lampeter, SA48 8HL**

**Asking Price £40,000**

Nestled in the upper reaches of Cellan, Lampeter is this opportunity to purchase 6.7 acres of enchanting woodland, benefiting from the soothing sounds of a nearby stream, providing a tranquil and picturesque setting to relax and get away from it all. The woodland is perfect for those who appreciate the beauty of nature & is accessed via a public footpath, ensuring convenience & accessibility. Whether you are looking for a peaceful retreat or a place to explore the great outdoors, this woodland offers the best of both worlds. Ideal investment, amenity or conservationist purchase.

## Location



Located in the scenic upper reaches of the village of Cellan, surrounded by agricultural land, the woodland is gently sloping and the Western boundary is formed by an attractive stream. There are lovely far reaching views visible as you approach the woodland which further affirms the relaxing nature of the woodland.

## Description



An attractive parcel of woodland being mainly broadleaf with a scenic footpath running through a small corner section for access, the river boundary adds to the overall amenity appeal of the parcel & provides a lovely setting for relaxation.

## Access



The woodland is accessed via a public footpath which begins at a council maintained public road, the footpath runs through a small section of the woodland. Further landscaping and access to the stream may be a possibility.

## Viewing

By prior appointment via the selling agents, Evans Bros Lampeter - 01570 422 395. When viewing make sure to park in the layby & DO NOT block the gated entrance to the adjoining agricultural land. Ensure that you gain access to the woodland via the public footpath which is signposted.

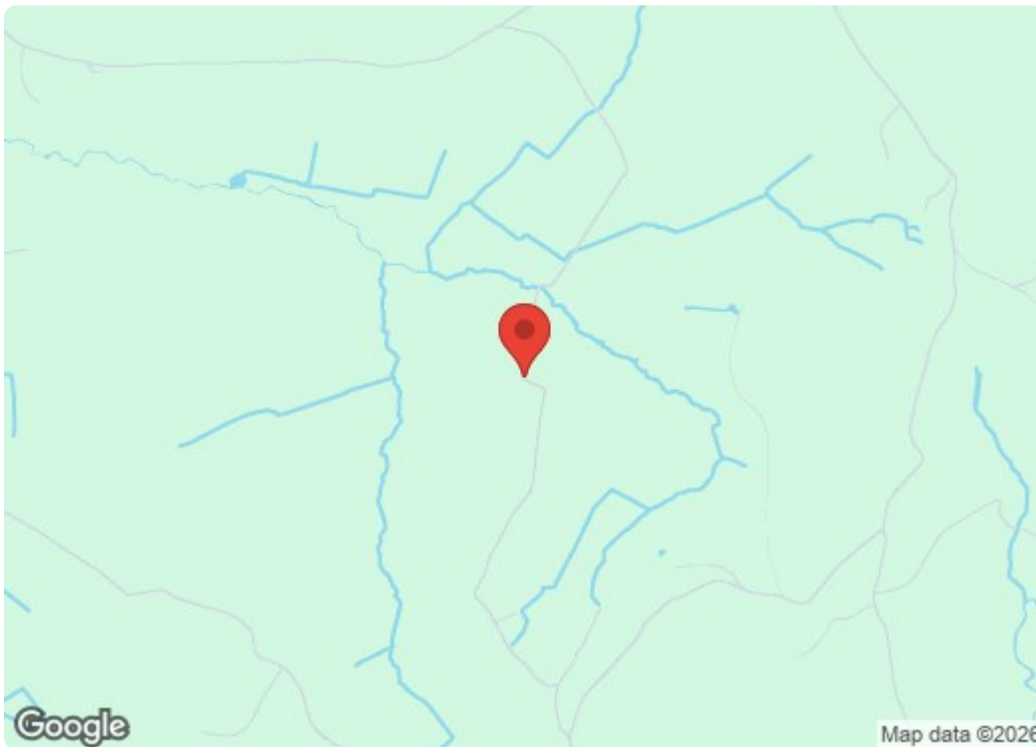
## Title

The land is currently registered under title CYM202892 but will be split to provide a separate title for the Northern section of the woodland.

## Directions



What3Words: whimpered.shaver.broads



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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