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**Fferm Hefa Blaenpennal, Aberystwyth, Ceredigion, SY23 4TL**

**Asking Price £135,000**

A rare opportunity to purchase an attractive 7 acre parcel of land used as a smallholding with a caravan and buildings on site (with no planning consent) in a pretty rural setting close to Tregaron and also convenient to Aberaeron Lampeter and Aberystwyth. The buildings are off grid with a solar panel array for electric, borehole and septic tank.



### **Location**

Well positioned in rural surroundings yet being conveniently positioned to the A485 roadway some 3 miles from Tregaron which provides a good range of everyday facilities, some 12 miles from Aberaeron and approx 13 miles south of Aberystwyth

### **Description**

A well positioned parcel of land that has been operated as a smallholding with livestock including sheep, goats, poultry and cows by the current vendors who have used the caravan as accommodation.

The land is approached by a hard based track off the road to a parking and turning area.

### **Caravan**

There is a twin unit caravan with central connecting covered storage area and a leant building used as a store/workshop.

This is connected to a solar PV array for electric and a borehole on site for water with connection to a septic tank.

### **Buildings**

There are other timber and corrugated iron buildings used as animal and machinery storage.

### **Land**

The land is divided into several paddocks for ease of management

### **Services**

We are informed the property benefits from a solar PV panel system providing electricity with battery storage, a bore hole for water and septic tank.

### **Planning consent**

There is no planning consent for the caravans on site but the vendors do pay council tax.

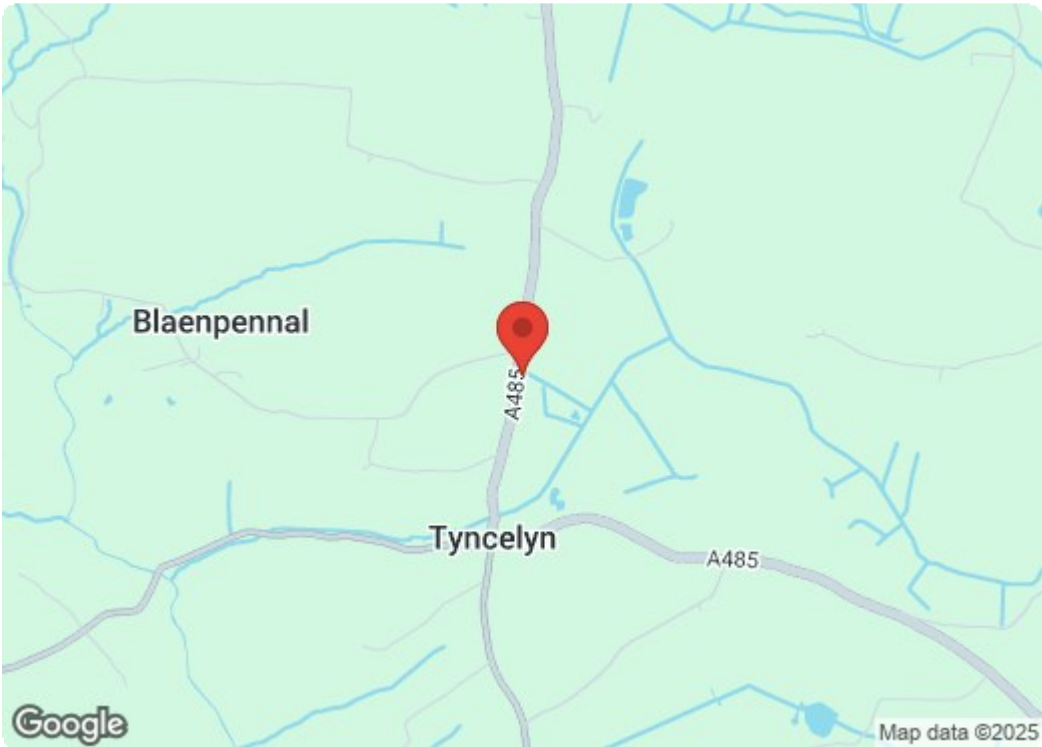
### **Council tax - A**

band (band )

We are informed the property is Council Tax Band A

### **Directions**

From Tregaron take the A485 north towards Aberystwyth pass through Tynreithyn and on reaching Tyncelyn proceed around the right hand bend and the entrance is the next on the right hand side.



#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (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>                             |         |           |
| Not energy efficient - higher running costs |         |           |

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

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

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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



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