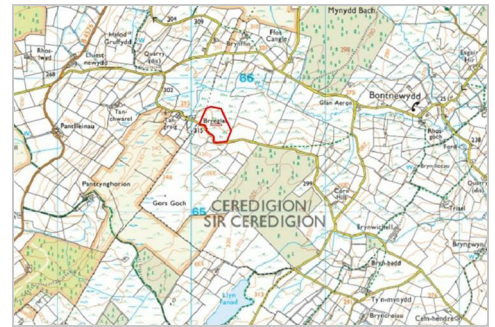


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



## Land adj. to Penrhos Bontnewydd, Nr. Aberystwyth, Ceredigion, SY23 4JJ

**Offers Over £75,000**

An attractive parcel of approximately 9.78 acres (3.96 hectares) of upland pasture and rough grazing land, occupying a peaceful rural position adjoining Penrhos near Bontnewydd, Ceredigion.

The land extends to approximately 9.78 acres and comprises a useful block of predominantly upland grassland, rough grazing and natural vegetation, offering an attractive opportunity for those seeking additional agricultural land, grazing or land for conservation and biodiversity purposes.

### **Location**

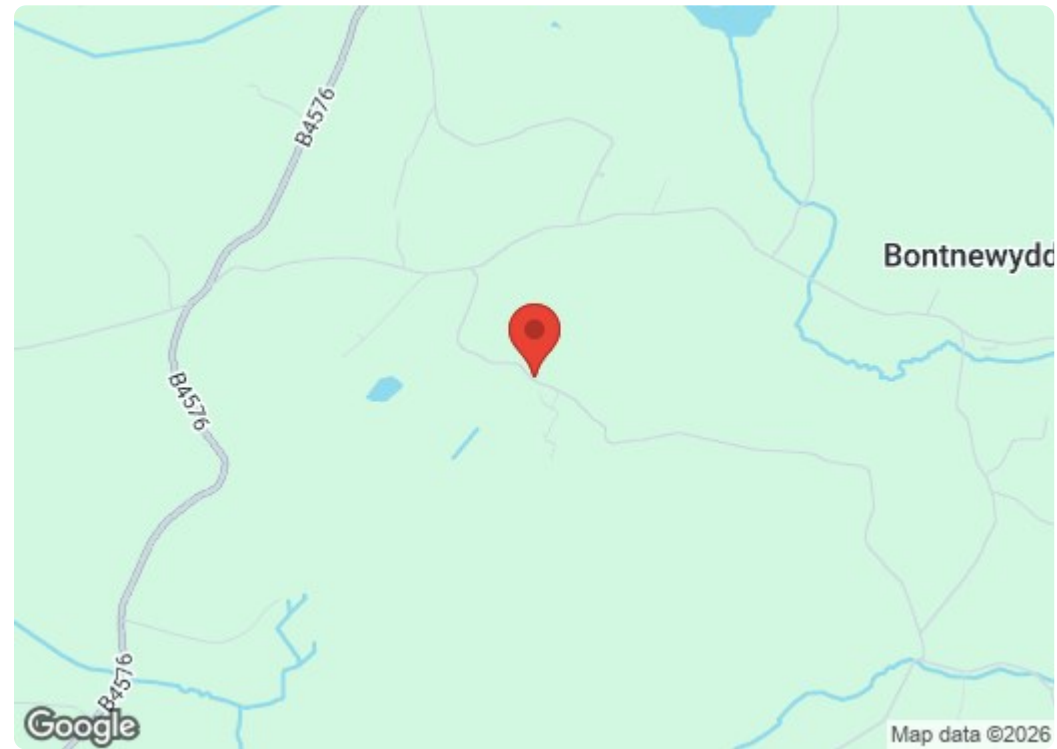
The property is situated in an attractive elevated rural setting, with the land being enclosed by established boundaries and benefiting from a private rural access adjoining the neighbouring properties. The aerial photograph illustrates the extent and configuration of the land, which forms a substantial and largely self-contained parcel

### **Description**

The land has potential appeal for agricultural, amenity, conservation and lifestyle purchasers, particularly those looking to acquire additional grazing or manage an area of countryside for biodiversity and wildlife. Its varied character, including areas of rougher upland vegetation and natural habitat, provides an interesting environment for wildlife and offers scope for sympathetic land management.

In all approximately 9.78 acres (3.96 hectares).

The land is offered for sale by Evans Bros Estate Agents. Viewing is strictly by prior appointment and prospective purchasers should satisfy themselves as to the access, boundaries, condition and permitted use of the land.



**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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