



Land at Llanddeiniol , Llanddeiniol
Llanrhystud Ceredigion SY23 5DP

Guide price £260,000



On Kind Instructions of Mr & Mrs R Clifton

For Sale By Private Treaty

PRICE GUIDE

£10,000 PER ACRE.

A useful parcel of land amounting to 26 acres or thereabouts abutting the main A487 coastal trunk road.

ENCLOSURES 9401 & 2406
FORMERLY PART OF LLWYNDDEINIOL,
LLANDDEINIOL,
LLANRHYSTUD,
CEREDIGION
SY23 5DP

DIRECTIONS

(OS Grid Ref: SN55281 72060)

The land is situated some 8 miles or so due south of Aberystwyth opposite the juncture of the road leading to the village of Llanddeiniol. The land is denoted by a for sale board for location purposes.

SITUATION

Local amenities are available at the near by village of Llanrhystud to include general stores, garage and primary school. The land is accessible to Aberystwyth to the North and Aberaeron to the South. Both towns having a good range of retailers and secondary schools.

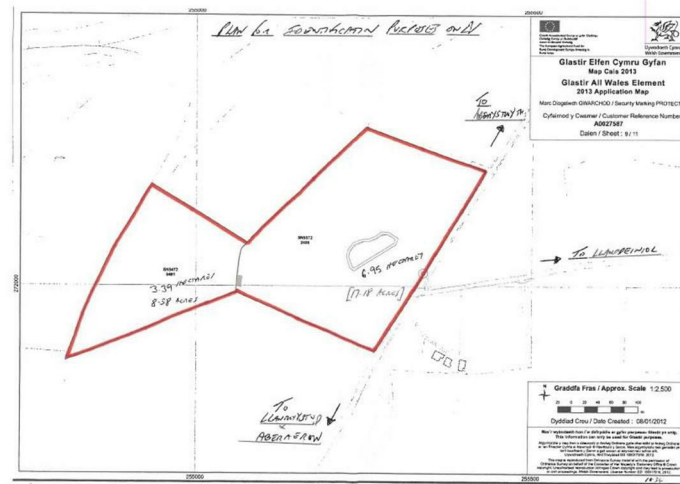
TO VIEW

By appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

TENURE

The land is sold freehold with vacant possession on completion.

OS PLAN



A plan is included with these sale particulars for identification purposes only.

ENTITLEMENTS

No single farm payment is included in the sale.

Entitlements can be available by separate negotiation .

RIGHTS OF WAY

There are no public footpaths or bridle paths which cross the land.

SERVICES

A main and private water source are at hand.

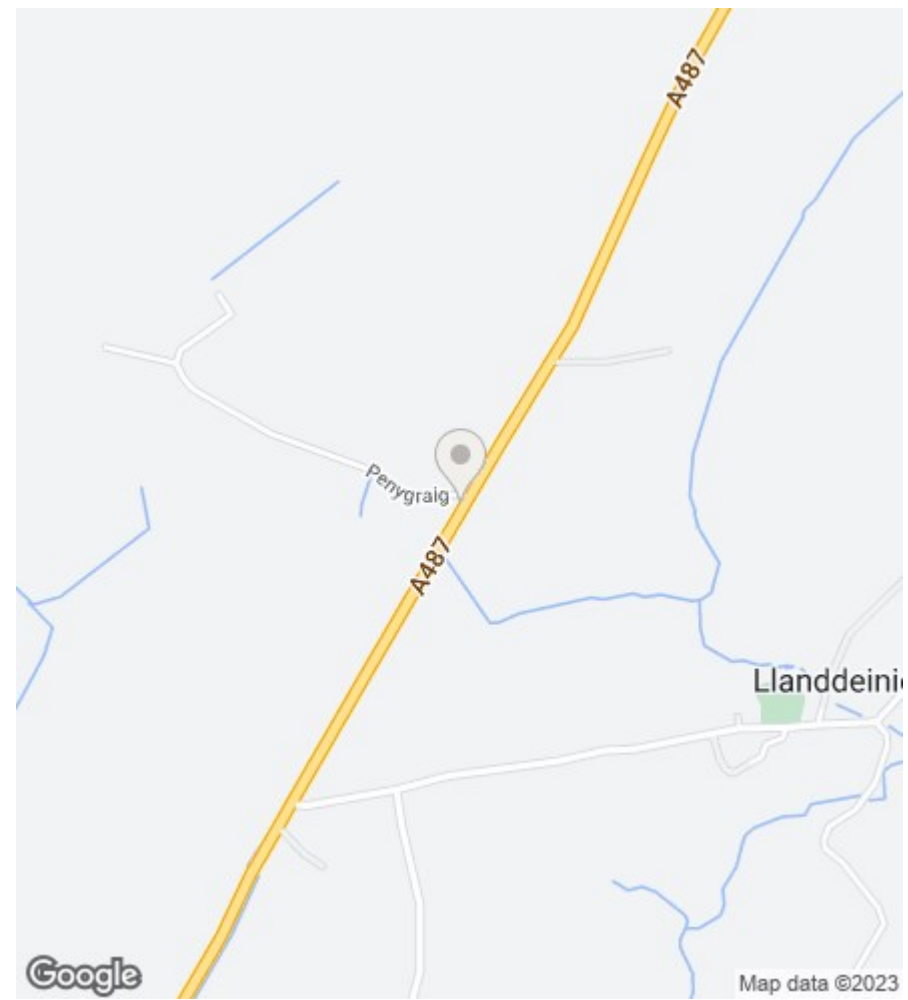
PARTICULARS OF SALE

(See plan)

The land is situated on the early growing coastal belt and is divided into 2 enclosures amounting to 10.34 hectares or 25.56 acres or thereabouts.

The majority of the land is suitable for cropping (apart from the quarry area as highlighted on the plan) being level to gently sloping in nature. The land is some 130 metres above sea level and is well worthy of inspection.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com