



OUTLINED IN WHITE  
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Land Adj Cwmlechwedd Isaf , Crosswood  
Aberystwyth Ceredigion SY23 4ST

Guide price £110,000



A most useful parcel of agricultural land extending to 13 acres or thereabouts

LAND ADJ TO CWMLLECHWEDD ISAF  
CROSSWOOD  
ABERYSTWYTH  
CEREDIGION  
SY23 4ST

**GUIDE PRICE £110,000**

### DESCRIPTION

The land enjoys an elevated location about 220 m above sea level. The land is gently sloping in nature but all accessible, mainly clean pasture with a small area of woodland. The land is well sheltered with a natural water source and offers fine views towards Trawscoed and the upper reaches of the Ystwyth Valley. It is possible to take a crop off most of the land.

The village of Crosswood is 4 miles travelling distance providing for local amenities. Aberystwyth is approximately 10 miles or so travelling distance on the coast.

### TENURE

Freehold with vacant possession on completion

### METHOD OF SALE

The land is offered for sale by private treaty. We reserve the right to offer the land by public auction at a later date.

### VIEWING

The land can be viewed at any time. Please ensure that following the inspection that all gates are left secure.

### SALES PARTICULARS AND OS PLAN

Land areas have been taken from the plan provided by the vendors and may vary slightly from the plans on the title deeds. Please refer to the schedule of acreages.

If there is a discrepancy between the sale particulars and the legal documentation, the latter shall prevail.

### BOUNDARIES

The purchaser(s) deemed to have full knowledge of the boundaries and neither the vendor (Or agent) will be responsible for defining ownership of the fences and hedges.

### RIGHTS, EASEMENTS AND RIGHTS OF WAYS

The property is sold subject to and with the benefit of the rights of way whether public or private, light support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the sale particulars and/ or tender document. The purchasers shall be deemed to have knowledge of the boundaries and neither the vendor nor his agents will be responsible for the defining of the boundaries or the ownership of.

### SINGLE FARM PAYMENT

There are no entitlements included in the sale.

### DIRECTIONS

(SN 66241 71323)

From Aberystwyth, take the A487 coastal Trunk Road South to Llanfarian before turning left onto

the A485 Tregaron road. Proceeded through Llanilar for 2 miles and after the brow of the hill turn left at the crossroads and proceed for 1/2 a mile. Turn right and bearing left on the forestry commission road to the land.

### SCHEDULE OF ACREAGES

#### SCHEDULE OF ACREAGES CWM LLECHWEDD ISAF

<u>ENCLOSURE NO</u>	<u>AREA (acres)</u>
1136	2.990
1165	2.798
1123	3.003
1224	4.456
<b>TOTAL AREA</b>	<b>13.247 Acres or 5.36 hectares</b>





