



**Coed-Y-Garreg Land and Y Garreg Land, Glandyfi
Machynlleth Powys SY20 8SS**

Guide price £180,000



Enjoying an elevated location with fine views over the Dyfi Estuary approximately 35 acres of land.

Coed-Y-Garreg Land & Y Garreg Land,
Glandyfi,
Machynlleth,
Powys,
SY20 8SS

METHOD OF SALE

Best and Final Offers are invited by Wednesday 2nd of August at 12pm Noon.

Price Guide

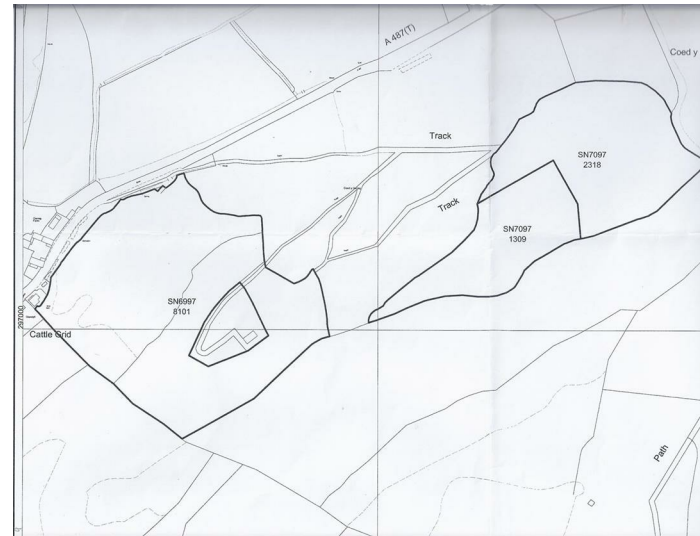
£5000.00 per acre

For sale as a whole or in part

We are please to have received instructions to offer for sale this useful parcel of land which enjoys an elevated location overlooking the Dyfi estuary. The land is approached over a steep part shared track from the main A487 trunk road from the Northern edge of the village.

Prospective purchasers should also note that Coed-Y-Garreg bungalow (under different ownership) is also being currently marketed through our agency.

OS PLANS

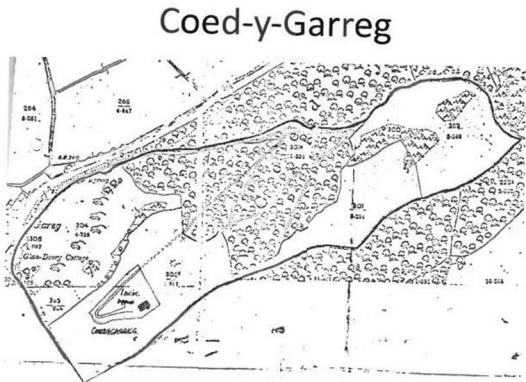


Plans of Y Garreg (Title Number CYM 626894) is included with the particulars together with a plan of Coed-Y-Garreg for identification purposes.



DESCRIPTION

COED-Y-GARREG

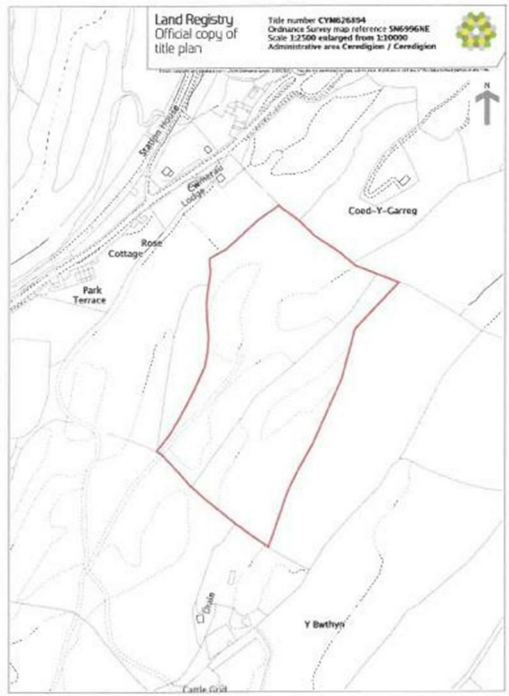


1 June 2022

Coed-Y-Garreg in total amounts to 18.5 acres (or 7.49 hectares). There are areas of clear pasture towards the Northern boundary of enclosure 8101 and to the East at enclosures 1309 and 2318 (See OS Plan) There are also areas of Natural woodland what will be highlighted on inspection.

Y GARREG

1 June 2022



This official copy is exempted from the provisions of the Land Registration Act 2002. It is not intended to be used for any other purpose.

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Adjoins the Coed-Y-Garreg land on the Northern boundary and amounts in total to 16.2 acres (or 6.5 hectares). We estimate that approximately 4 acres are areas of natural woodland.

SERVICES

Natural water sources. Mains water is near by at Coed-Y-Garreg.

VIEWING

By appointment only through the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. Please ensure that all gates are left secure.

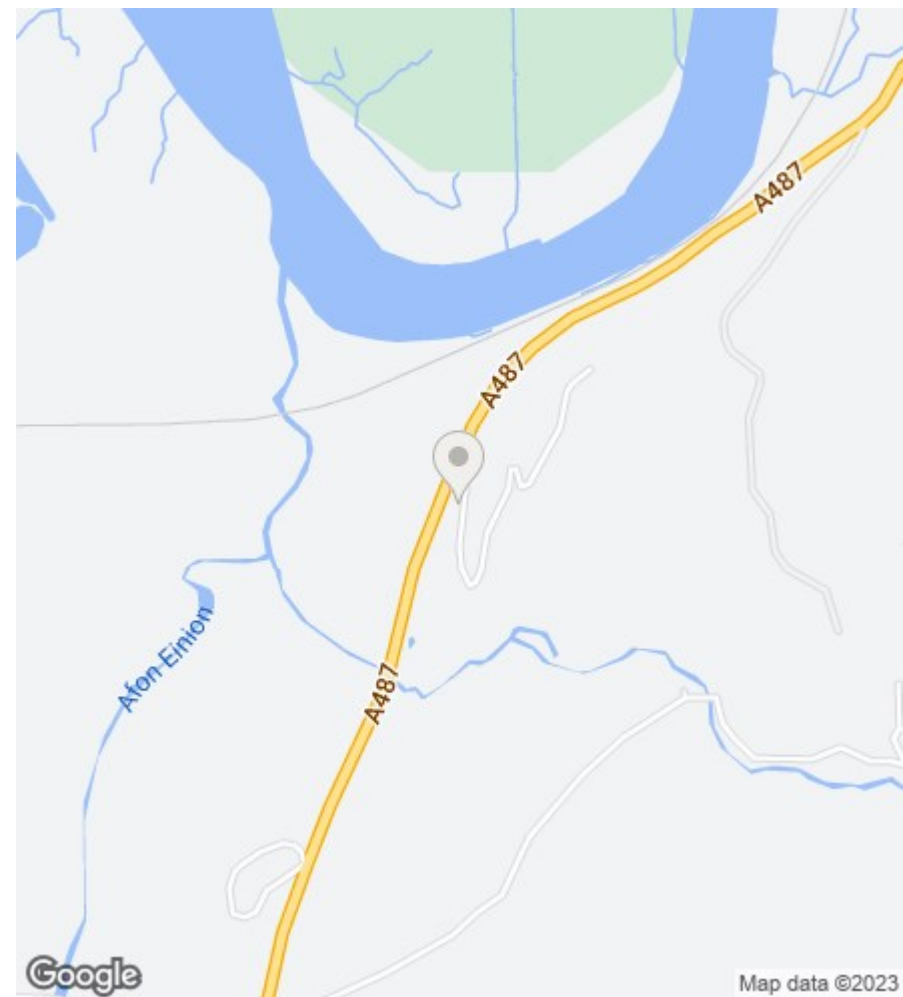
DIRECTIONS

(OS Grid Ref: SN 7018497178)
 From Aberystwyth take the A48 coastal trunk road North up Penglais Hill for approximately 11 miles to Glandyfi. On the northern edge of the village take the last turning right (just after the homestead on the left) and proceed up the track veering left to the land.
 Please note that the lane is steep with a concrete surface and can be approached by car but we would recommend a 4 wheel drive vehicle.

The Garreg

Coed-y-Garreg & The Garreg Pasture & Woodland						
IACS Sheet number	IACS Field Number	OS Map numbers	Total Acres	of which Pasture	or Woodland	Total Hectares
Coed-y-Garreg						
SN6997	8101	302	5.867	5.867		2.374
Less house			-1.000	-1.000		-0.405
SN6997		303	0.866	0.866		0.350
SN6997		304	4.736	4.736		1.917
Less compulsory purchase lots 27, 27 D&E			-0.300	-0.300		-0.121
Total House fields			10.169	10.169		4.115
SN7097	1309	301	3.294	3.294		1.333
SN7097	2318	300	1.063		1.063	0.430
SN7097	2318	299	3.999	3.999		1.618
Total East fields			8.356	7.293	1.063	3.382
Total Coed-y-Garreg			18.525	17.462	1.063	7.497
The Garreg						
Woodland			4.220		4.220	1.708
Pasture			12.000	12.000		4.856
Total The Garreg			16.220	12.000	4.220	6.564
Total			34.745	29.462	5.283	14.061





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		