



Cae Llechwedd & Cae Triangle Cwmeinon, Furnace
Machynlleth Powys SY20 8PG



2 small parcels of land amounting

to 5 acres or thereabouts in an elevated edge of village location.

CAE LLECHWEDD & CAE TRIANGLE

CWMEINION
FURNANCE
MACHYNLLETH
POWYS

DIRECTIONS

(OS Grid Ref: SN 68459 94717)

Take the A487 trunk road north for about 12 miles or so through the villages of Bow Street, Talybont and Tre-Ddol to Furnance. Turn right onto Artist Valley road just before the bridge and proceed up the valley for approximately ½ a mile and the land will be signposted on your right hand side.

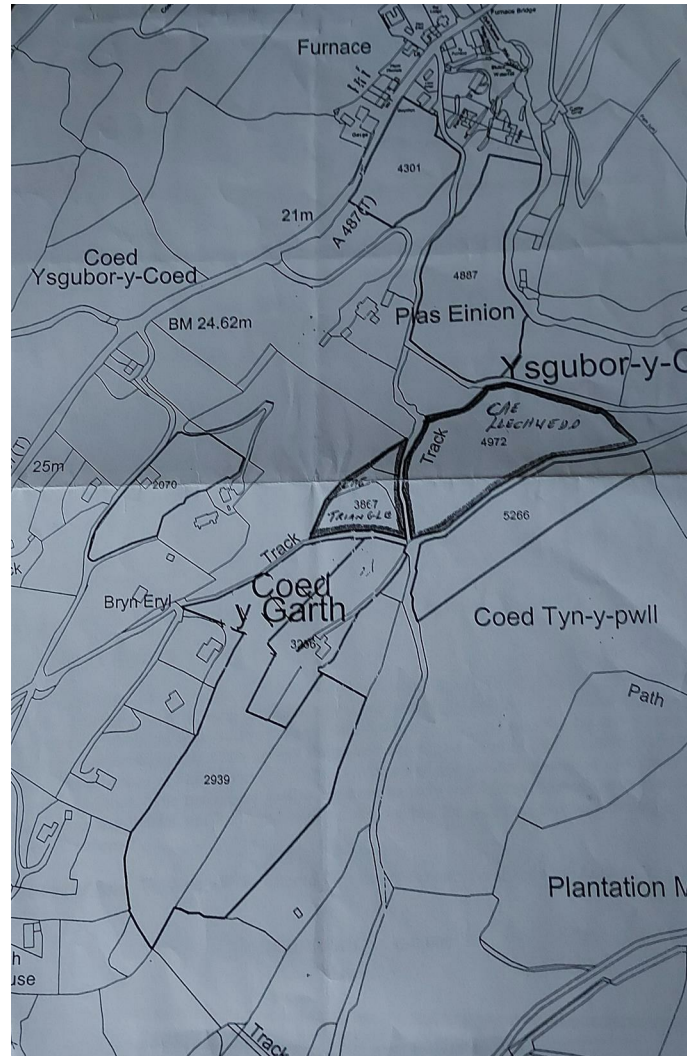
METHOD OF SALE

The land is offered for sale by Informal Tender. Prospective purchasers are invited to submit best and final offers by Noon Friday 14th October 2022.

TO VIEW

You may view the land at any time.

PARTICULARS OF SALE

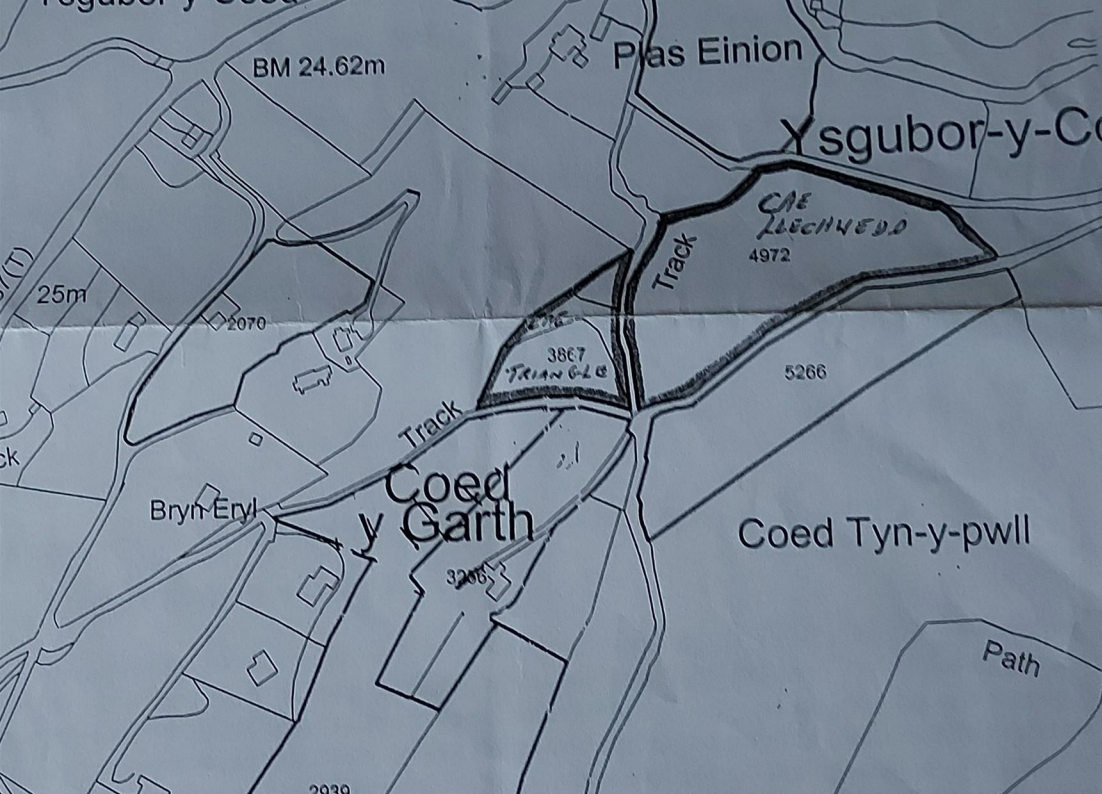


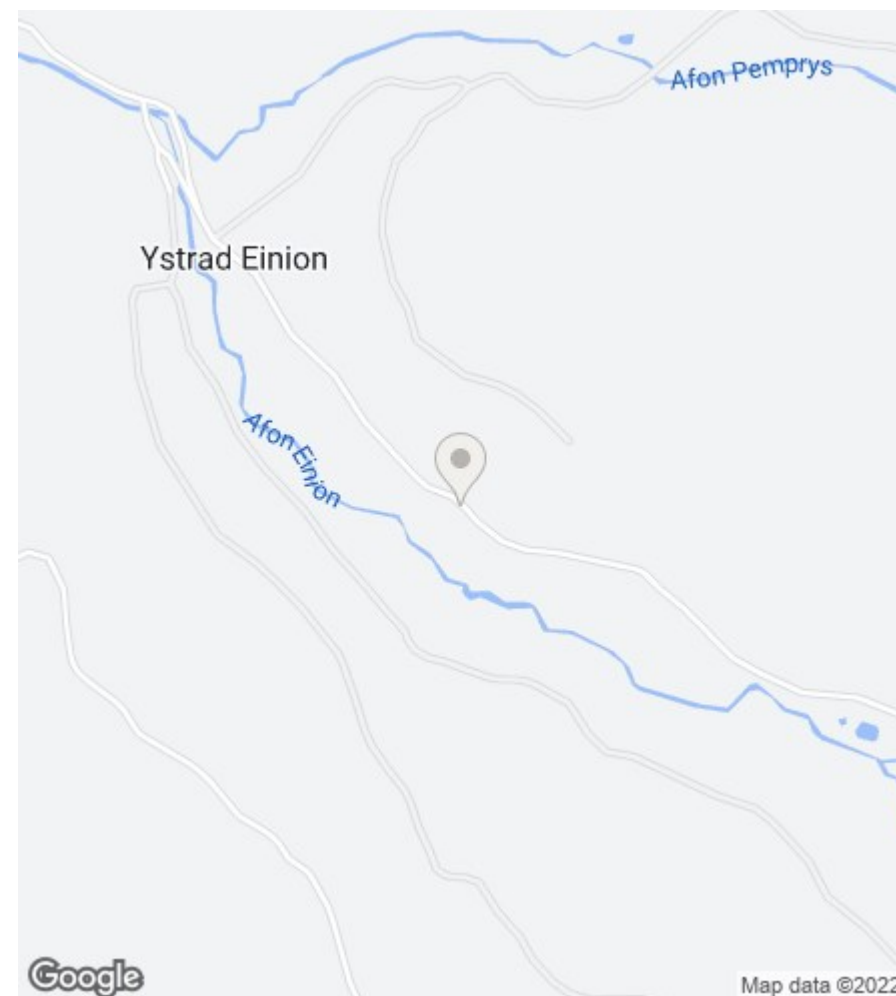
ENCLOSURE 3867 - CAE TRIANGLE

Cae Triangle is situated to the west of Cae Llechwedd on the other side of the public footpath. The enclosure amounts to 0.484 hectares (or under 1.2 acres). This field is fairly level in nature.

ENCLOSURE 4972 – LLECHWEDD

This is the largest enclosure amounting to 1.635 hectares (or 4.04 acres). Llechwedd is sloping to steeply sloping in nature as the name implies. There are views towards the Dyfi Estuary and beyond. The land is approached over a shared farm track on the southern boundary.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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