



## **TO LET**

A valuable parcel of accommodation land amounting to 128 acres together with modern outbuilding known as:-

### **LAND AT BRYNEITHINOG, PONTRHYDFENDIGAID, YSTRAD MEURIG, CEREDIGION SY25 6EL**

#### **SITUATION**

(see location plan)

The land is situated some 2 miles due south of Ponthrydfendigaid and is approached over a council maintained road.

#### **DESCRIPTION**

A very useful parcel of accommodation land amounting to 128 acres of which 125.2 acres is classified as GR2 land. Towards the northern boundary there is a modern 80' x 40' outbuilding with sheep handling and dipping facilities. For ease of management there is a lane that intersects the land.

The land is in good heart, well fenced with ample water with some enclosures capable of silage or hay making.

There are grazing rights for 200 ewes on the adjoining Rhos Gelligron Common.

#### **LIVESTOCK**

The tenant must purchase at valuation the 254 ewes (of flock ages). The landlord may consider payment in 2 instalments to assist with cash flow.

#### **TENANCY**

Initially a 364 day licence will be granted with a view of granting a longer term tenancy.

#### **IACS**

The land cannot be registered by the tenant.

Further information available for the letting agents Aled Ellis & Co Ltd 01970 626160  
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