



**Land at Llethr Melyn , Crosswood
Aberystwyth Ceredigion SY23 4HU
Guide price £260,000**



For Sale By Private Treaty
On the kind instructions of Hamer Bros.

An useful block of agricultural land amounting to 61 acres or thereabouts together with a modern agricultural building for ease of management known as:

LAND AT LLETHR MELYN
CROSSWOOD
ABERYSTWYTH
CEREDIGION
SY23 4HW

GUIDE PRICE - £260,000

SITUATION
(OS Grid Ref: SN 66848 70812)
The land is approached off the B4340 Aberystwyth to Pontrhydfendigaid road at Trawsgoed. The land is about 2 miles due south of the bridge, located just off the unclassified and intersected council road which leads to Brynarth and beyond.

OS PLAN



A Promap is included with these sales particulars for identification purposes. The land on the Promap extends to 60.81 acres or 24.61 hectares.

The land is registered with the Land Registry under the Title Number – WA773882.

DESCRIPTION
The land is approached over a shared farm track which also leads to the Llethr Melyn homestead which is under different ownership. Access is also available directly from the council-maintained road.

4.4 acres (1.8 hectares) is an area of sloping woodland located to the west of the road. The remainder of the land rises steeply from about 190 metres to 250 metres above sea level. The land on the eastern boundary is fairly level in nature and some of the bottom enclosures are capable of hay/ silage making.

There is also a further area of woodland as highlighted on the IACS map which provides for useful shelter. There are private water sources.

The modern 75 x 40 approx. multi-purpose agricultural building with lean to is highlighted in orange on the plan. Electricity is connected for ease of management.





DIRECTIONS

(WHAT3WORDS:- delusions. Decoding.plans)

There are several alternate routes, we suggest the following for the first inspection.

From Aberystwyth take A487 trunk road south out of town to Southgate. Branch left onto the A4120 Devils Bridge road and turn immediately right on to the B4340 road and proceed to Trawsgoed. Turn right heading over the bridge and then turn immediately left and proceed for ½ a mile. Take the first turning left and proceed up the hill over the railway line and the land will be on your left hand side after ¼ of a mile.



VIEWING

The land can be viewed by appointment only through the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

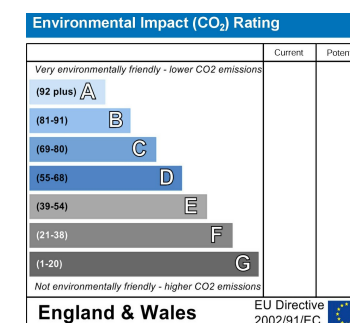
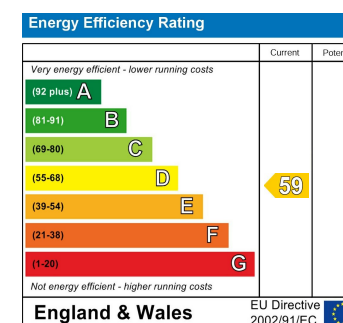
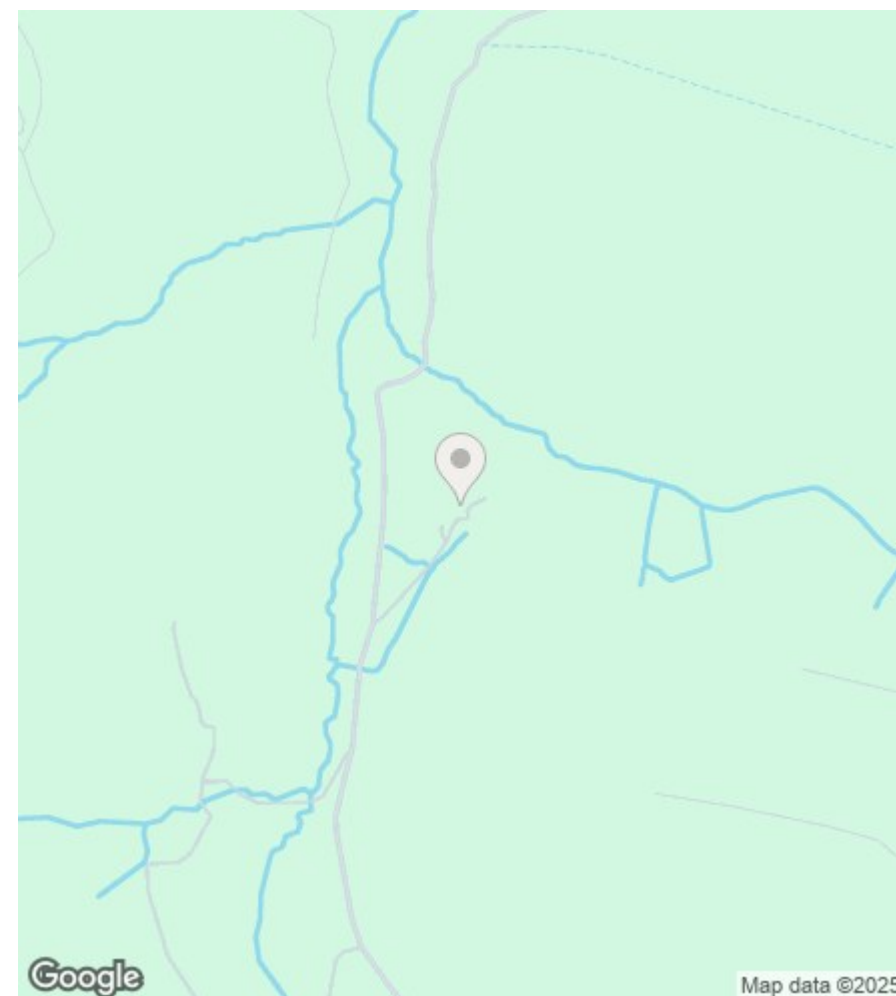
TENURE

Freehold

SERVICES

Private water source and mains electricity to the outbuilding.





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