



Land at Troedrhiwseiri Bontgoch, Talybont
Aberystwyth Ceredigion SY24 5DR

£770,000



For Sale By Private Treaty

Or by Auction at a later date

A valuable parcel of land amounting to 129 acres or thereabouts.

LAND AT TROEDRHIWSERI
BONTGOCH
TALYBONT
ABERYSTWYTH
CEREDIGION
SY24 5DR

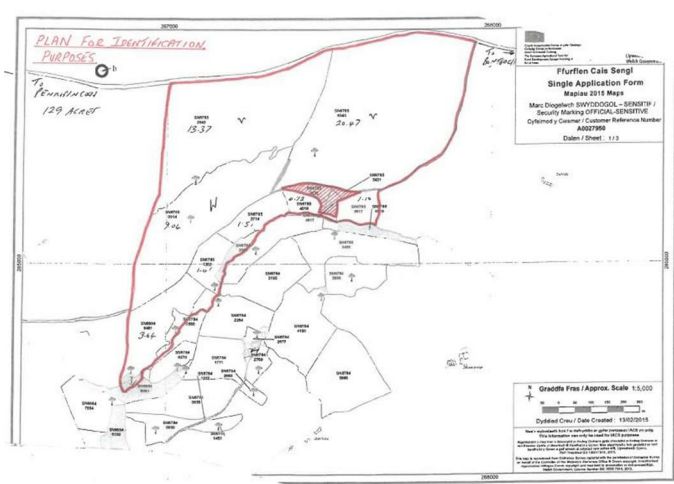
SOLE SELLING AGENTS

Aled Ellis & Co Ltd, 16 Terrace Rd, Aberystwyth, Ceredigion,
SY23 1NP. Tel – 01970 626160 or email – sales@aledellis.com

METHOD OF SALE

The land is offered for sale By Private Treaty. The land may be offered for sale by Public Auction at a later date.

OS PLAN



The land is in the process of being Registered with the Land Registry. We attach a plan with the sale particulars for identification purposes.

TO VIEW

The land can be viewed at any time. Please ensure that the gates are kept closed at all times.

TENURE

Freehold

SERVICES

Private water source. Mains water supply also available.

POSSESSION

Vacant possession on completion.

SOLICITORS

The solicitors acting on behalf of the vendors are Powell Davies Solicitors, 27 Eastgate St, Aberystwyth. 01970 636599. Ref- J Powell.

DIRECTIONS

WHAT3WORDS – opts.turkey.relaing (OS Grid Ref -
There are several alternate routes. For the first inspection proceed North out of Aberystwyth for 2 miles before turning right to Penrhyncoch (signposted). Proceed through the villages towards Bontgoch turning RIGHT at the T junction (at Pencwm Farm) proceed for a further mile and the land will signposted on the RIGHT-hand side. There is access/ council road on the Eastern boundary which leads to the bottom enclosures and on to Penrhyncoch.

SITUATION

The land is situated on the edge of Bontgoch, abutting the Bontgoch to Bow St/ Penrhyncoch road. Local amenities are available at both the aforementioned villages. Aberystwyth is 8 miles or so travelling distance on the coast.

RIGHT OF WAY

A public footpath is highlighted on the OS Map which runs Southward through the meadow on the Southwest boundary.

PARTICULARS OF SALE

Seldom does an opportunity arise to acquire a large parcel of land in this locality.

The land is very accessible and can be approached over council-maintained roads on the Northern boundary and from the road leading up from Brogynin to Bontgoch.

The land towards the Northern boundary rises to 230 metres above sea level. The land which is mainly south facing falls sharply to the sheltered bottom meadow land which is about 80 metres above sea level.

The bottom meadows abut the River Stewi and amount to 20 acres or thereabouts. There are sheltered enclosures which are level to gently sloping in nature. The area of native woodland amounts to 22 acres or thereabouts.

The land towards the Northern boundary is mainly level in nature and are capable of being cropped. There are sheep handling pens for ease of management abutting the Bontgoch road.

The land in total amounts to 129 acres or thereabouts.



