



Land at Cae Mawr, Ynysgreigiog

Tre'r Ddol, Ceredigion

Carter Jonas

**Land at Cae Mawr
Ynysgreigiog
Tre'r Ddol
Machynlleth
SY20 7PL**

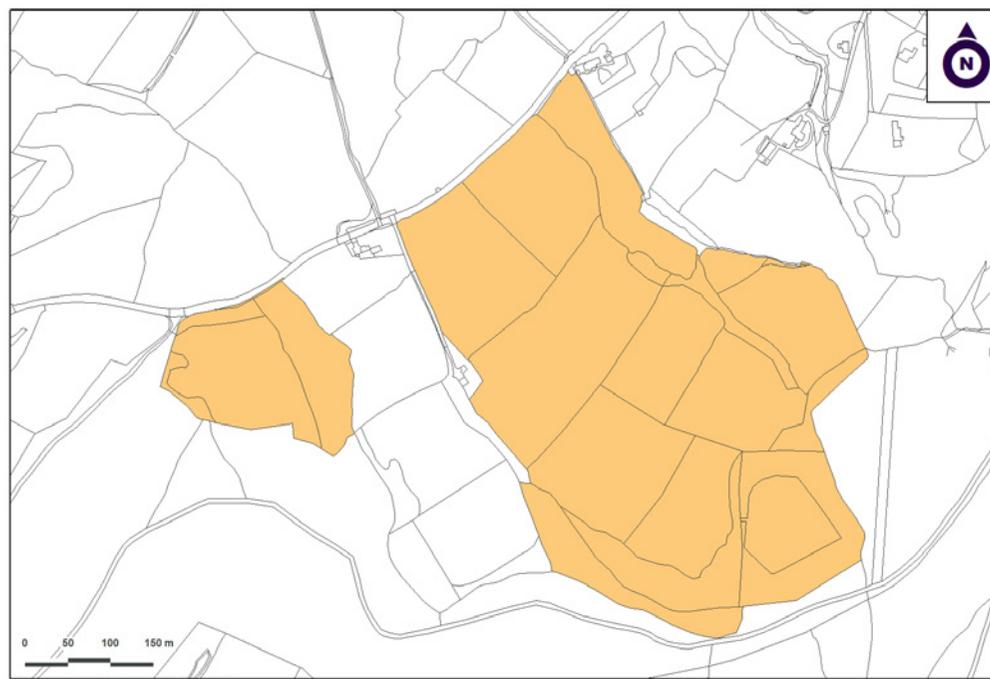
A ring fenced block of productive grassland extending to approximately 57.13 acres (23.14 hectares) with small parcels of mixed woodland.

A rare opportunity to purchase approximately 49.89 acres of improved grassland in a ring fenced block with an additional ring fenced block of 7.24 acres of grassland and mixed woodland. The land is suitable for grazing and fodder production in a well renowned farming area.

The land is offered for sale as a whole by private treaty.

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Location

The land at Cae Mawr occupies an elevated position in the rural community of Tre'r Ddol which lies approximately 7.4 miles from the market town of Machynlleth.

The holding is located 10 miles from the town of Aberystwyth and 24 miles from the market town on Dolgellau.

Amenities

Machynlleth, Dolgellau and Aberystwyth all have well established and busy livestock markets.

Land

The land at Cae Mawr is a productive block of improved grassland extending in its entirety to 57.13 acres. The holding is renowned for its early growing and strong yields.

The main block of extends to approximately 49.89 acres of level and gently sloping grassland ground which is arranged into eight fields with some small parcels of woodland. The land is in excellent heart having been periodically improved and is ideally suited for fodder production and livestock grazing.

The second block extends to approximately 7.24 acres of which 3.98 acres comprises a single field of grassland with the remaining 3.26 acres being woodland shelter with a diverse broadleaf species and are structure.

The land benefits from stockproof boundaries which are a mixture of hedgerows and livestock fencing.

Access is directly from the public highway to the bottom field or the top fields may be accessed by way of a reserved right of way over a forestry track.

Method of sale

The holding is offered for sale as a whole by private treaty.

Tenure & possession

The freehold of the holding is offered with vacant possession.

Basic payment scheme

The holding is registered by Rural Payment Wales. No Basic Payment Scheme Entitlements are included with the sale however may be available to purchase by separate negotiation.

The Vendors will claim the 2023 payment. More detailed information is available from the selling agents, however, it is advised that all purchasers take independent advice on the ability to claim under the Basic Payment Scheme.

Wayleaves easements & rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Health & safety

Given the potential hazards of a livestock farm we would ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Sporting timber & mineral rights

The mineral rights are reserved to a third party and excluded from the sale. The sporting rights are included in the sale in so far as they are owned.

Local authorities

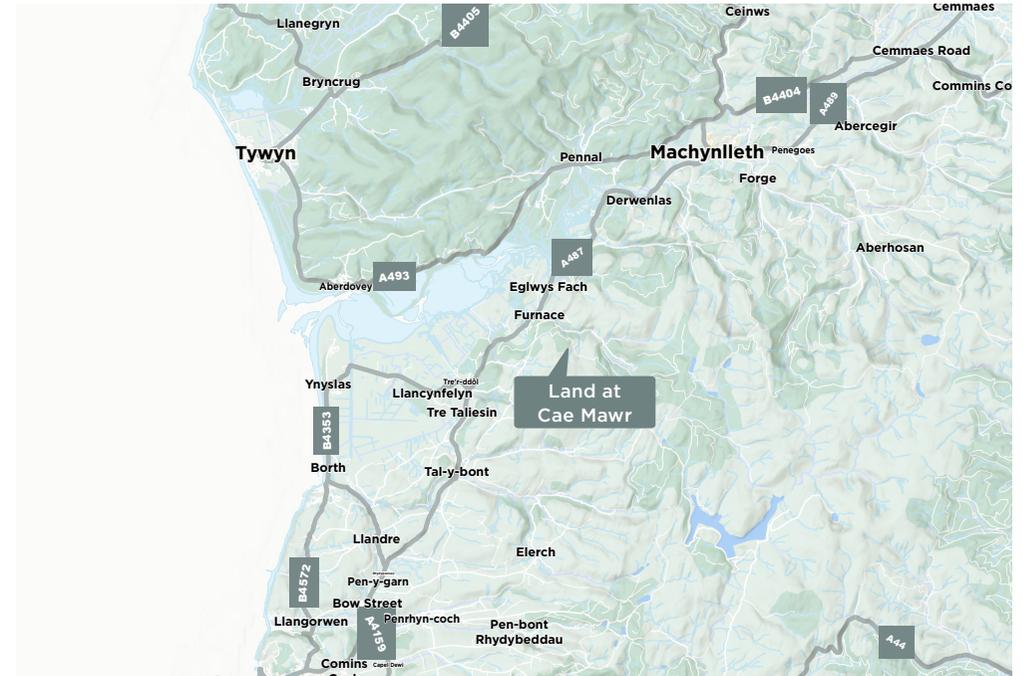
Ceredigion County Council
www.ceredigion.gov.uk

Viewings

Strictly by confirmed appointment with the vendor's agents,
Carter Jonas 01248 360414.



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The Estate Office, Port Penrhyn, Bangor, LL57 4HN

National Rural Agency

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