



MORRIS
MARSHALL
POOLE

Land at Troedrhiwfedwen, Taliesin

Machynlleth, Ceredigion, SY20 8JR

Guide Price: £120,000

A rare chance to acquire two parcels of land and woodland with 2 potential residential development opportunity. The land is bisected by the A487 and is situated on the south side of Tre Taliesin. In total the land, in 2 parts, extends to approximately 19.5 acres of sloping to gently sloping pasture within a secure ring fence. There is 14.5 acres to the east side of the trunk road, situated on which is a dilapidated stone cottage with a similar condition barn which, subject to obtaining the necessary consents, could possibly be renovated into an appealing country house. On the west side, there is approximately 5 acres of land, again adjoining the village and initial discussions with the Local Authority, would suggest that there is a strong possibility of obtaining residential planning consent for plots, subject to obtaining the necessary consents.

The land is located some 8 miles or so north of the University and noted coastal town of Aberystwyth and approximately 9 miles south from the market town of Machynlleth.

The majority of the land with the **exception** of the former farmhouse, buildings and access track are currently let on a protected Agricultural Tenancy under the Agricultural Holdings Act 1986, with the current rent passing to the landowner of £400 per annum. Currently the land is tenanted for pasture, which is organised in three separate fields with a large field to the east of the A470 from which there are lovely views of the mountains beyond the Dyfi Estuary and the ruined cottage, robustly built in stone and offers a second possibility for further development again, subject to consents.



VENDORS SOLICITORS

Boys & Maughan Solicitors, 32 St Georges Place, Canterbury, Kent, CT1 1UT. 01227 813 400

BOUNDARY RESPONSIBILITIES

The ownership and responsibilities for the boundaries are not shown. Prospective purchasers must satisfy for themselves the ownership of boundaries and take to the position as currently enjoyed. All prospective purchasers should be aware that they will be required, at their own expense, to erect a stockproof fence along points A-B as indicated on the plan.

RIGHT OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefit of any existing rights of way, drainage, water and other rights, easements and wayleaves whether by written agreement or otherwise.

There is an easement for construction of roadway and timber access through Troedrhifedwen. For further information, please contact the selling agents.

SERVICES

Natural water available to the land.

TENURE

Freehold.

DIRECTIONS

The land is situated on the south side of Tre Taliesin, either side of the A487. For Sale by Auction Board denotes the property.

What3Words: stocky.structure.jars.

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

Registering to bid, you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

PLAN

