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## Land at Coed Y Foel Prengwyn, Llandysul, SA44 4LS

## Asking Price £625,000

An inherently productive parcel of approx 107 acres made up mainly of grazing / cropping land along with some broadleaf woodland. The land is divided into several convenient enclosures with wide gated access off a council roadway & is situated in a noted agricultural locality, being accessible to a large surrounding area and would be an ideal addition to an existing enterprise.

** Offers considered for the whole or part thereof. **

## Location



Located in a noted agricultural locality between Prengwyn & Llandysul with the Coed y Foel nature reserve a short distance away providing walks through lovely broadleaf woodland with a stream and beautiful views. Only approx 1 mile from the local village of Prengwyn & some 2.5 miles North of the the popular town of Llandysul.

## Description



A rare opportunity of purchasing a large block of agricultural land being ideal for grazing or cropping purposes in one convenient block. The land is a mix of fairly level to more sloping pasture land with the northern block being in particularly good heart with connecting gates and mature hedgerow boundaries. There is also some broadleaf woodland to the north-eastern boundary.

## Access





The land can be accessed via the northern side adjoining a quiet council roadway or on the southern side adjoining a similar council roadway with a convenient double gated entrance.

## Track



## Sheep Handling System



## Northern Section



This section of land is in particularly good heart & is made up of 12 pasture enclosures along with some woodland. This land can be accessed via the southern section of the land or through an independent access adjoining a council no through road on the northern end.

## Southern Section



The southern section of the land is best accessed via the B4476 council roadway, with convenient wide gated roadside frontage. There is an initial quarried area & sheep handling system upon entry along with a wide track that bisects & services the majority of the southern block which all add to the overall appeal & convenience of the land on offer.

## Directions

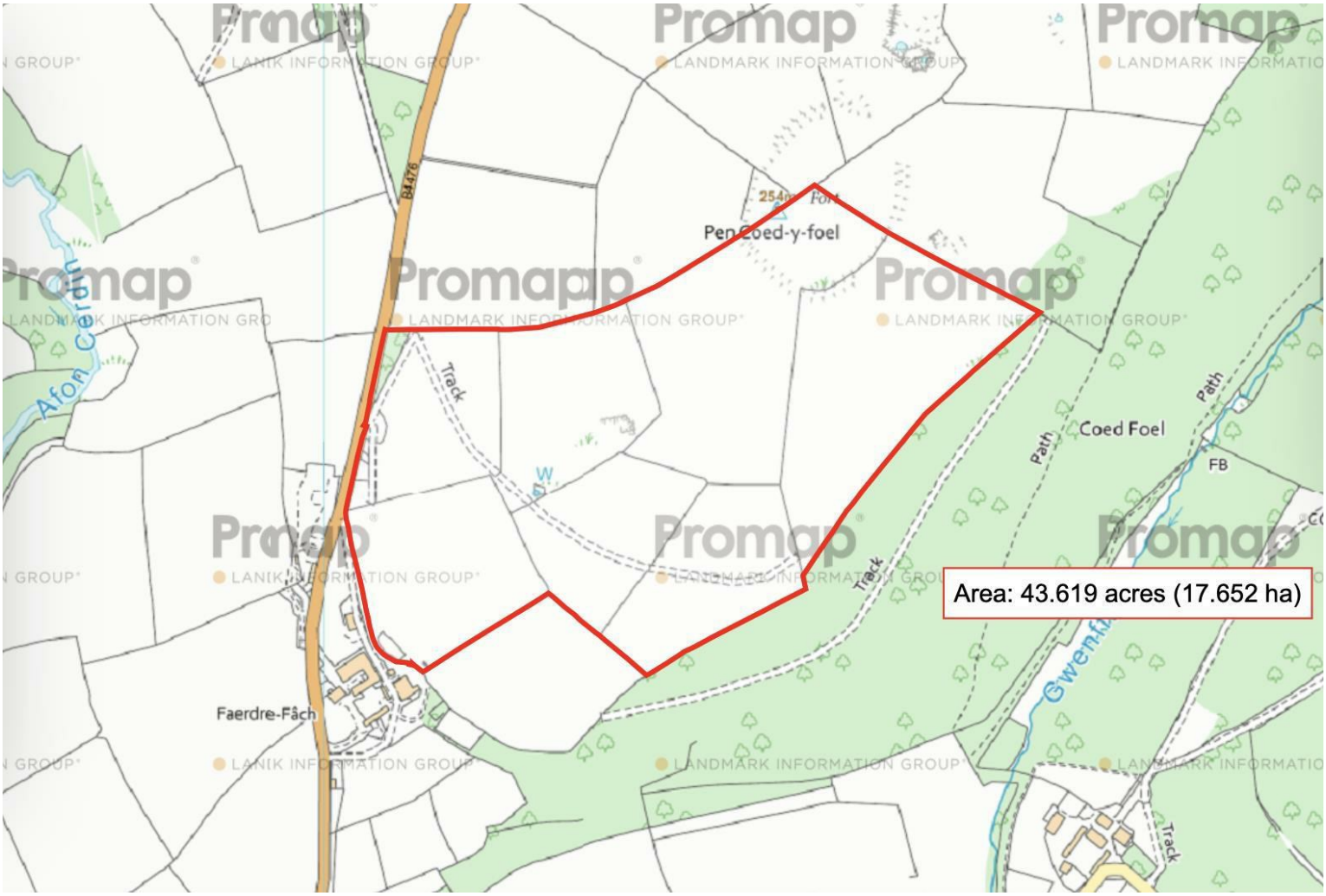


What3Words: kind.escalated.blessing

The land is best approached on the B4476 heading south from Prengwyn towards Llandysul, from the Prengwyn crossroads take the B4476 road south towards Llandysul for approximately 1/2 a mile where you will come to the gated entrance to the land on your left hand side.

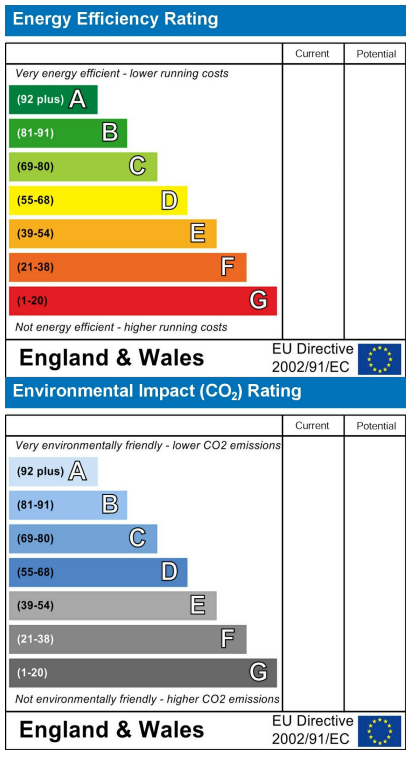
## Services

We are informed that there is a natural water supply to the Northern section of the land & a shared private water supply to the Southern section.











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