

Land - Stags Head, Llangeitho, Tregaron



2.3 Acres

Reference
N28167

£69,950
REDUCED

Land Adjacent To Helen House,
Stags Head, Llangeitho,
Tregaron, Ceredigion, SY25 6SZ

2.3 acre paddock with detailed planning permission for the erection of a stable block (6 compartments), with the benefit of a connected mains water supply

Land Adjacent To Helen House

- **2.3 Acre Paddock**
- **Detailed Planning Permission For Stable**
- **Mains Water Supply**

Details

A level to gently sloping paddock of some 2.385 acres or thereabouts, with sheep proof boundary fence on three aspects and some works required on the southern aspect to make it complete. A mains water supply tank is on site. The roadside aspect has visibility splays in situ. There are natural water resources on the western aspect of the enclosure.

Full planning consent has been recently granted - Ref A180846, Ceredigion County Council, 24th

October 2018 – for the ‘construction of stable block and associated change of use from agricultural to equestrian (stable block can be used for a mixture of domestic private use and for livery purposes) to include regularisation of existing highway access and adjacent hedge bank’.

A copy of the plans are available to inspect at the agent's Newcastle Emlyn office, or via Ceredigion County Council's Planning Portal.

Briefly its overall dimensions will be 8m x 6m (26' x 19'6" approx), with 6 compartments.

Directions: From the A485 Lampeter to Tregaron road, take the turning for Llangeitho (B4578) by Llanio Fawr Farm and continue until you come to the crossroads at Stag's Head. Cross straight over and after passing a few properties, you will see Penrhiw Villa on your right hand side. The land is directly opposite with our 'For Sale' board erected.

Situation

Grid Ref: SN641-594

The property is set alongside the B4578 district road, leading from the rural hamlet of Stag's Head, which provides for filling station, towards Tyncelyn, which takes you on the A485 towards Aberystwyth. The market towns of Tregaron and Lampeter are some 3 and 8 miles respectively and both provide for an array of facilities.

Contact Us

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