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Land and Buildings at Gernos, Maesllyn, Llandysul

£500,000 Freehold

48.69 acre site combining extensive farm and scientific buildings • 42.135 acres or so of clean productive land • Purpose built building including 4/5 laboratories and associated rooms • 9 Farm buildings roughly 105' x 50' each • Rare opportunity to acquire extensive buildings and a good block of land

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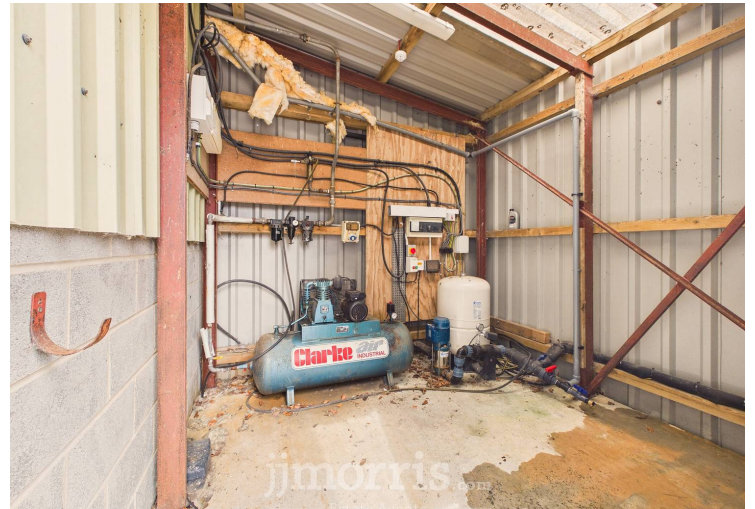
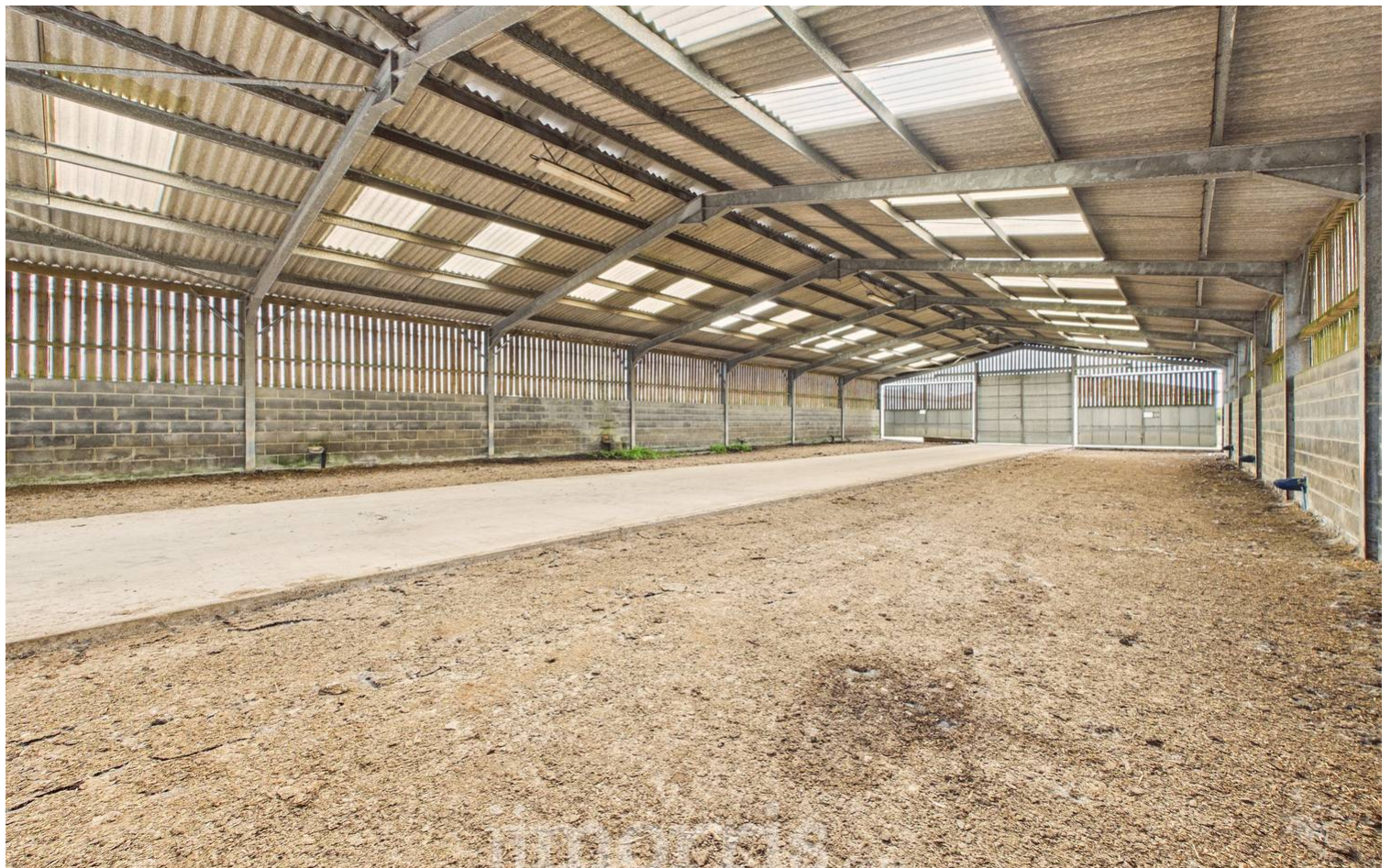
This unique 48.69 acre site presents a rare and exciting opportunity to acquire a substantial block of productive farmland combined with an impressive array of purpose-built scientific and agricultural buildings. Ideally suited to a range of agricultural, research, or specialist business uses, the property includes approximately 42.135 acres of clean, productive land which is suitable for livestock farming, horticultural enterprises, or further development subject to the necessary consents. A particular highlight of the site is the substantial purpose-built building, thoughtfully designed to support scientific research and innovation, which features four to five laboratories alongside a suite of associated rooms (ideal for offices, storage, or specialist equipment). This facility is well-suited for agricultural research, veterinary work, crop trials, or educational purposes, providing a unique blend of flexible space and modern infrastructure.

Complementing the laboratory building are nine generously sized farm buildings, each measuring approximately 105' by 50', offering extensive accommodation for machinery, livestock, feed, or other agricultural requirements. These versatile structures are ideal for supporting a large-scale farming operation, agri-business, or commercial storage. The combination of quality land and extensive, well-maintained buildings makes this property an outstanding proposition for those seeking a base for agricultural production, scientific research, or a combination of both.



The scale and specification of the buildings, together with the productive acreage, are seldom available on the open market, making this an exceptional chance for progressive farmers, agri-tech companies, or investors to secure a versatile and well-equipped site. With its unique blend of agricultural and scientific facilities, this property is perfectly positioned to support innovation and growth in the rural sector, offering ample space for expansion and diversification. Whether you are looking to develop a centre for agricultural research, expand an existing farming business, or invest in a substantial rural asset, this property offers the flexibility and scale to realise a wide array of ambitions. Early viewing is highly recommended to appreciate the full potential and scope of this remarkable offering, which combines extensive accommodation, modern facilities, and productive land which is ready for immediate occupation.





Office, Reception & Laboratories

Farm Buildings

Positioned to the rear of the concrete block building (office, laboratories etc.) lies an extensive collection of eight general purpose portal frame farm buildings of concrete block and Yorkshire boarded walls under a corrugated asbestos sheet roof with concrete centra passage only. Each building measures approx. 105' x 50' and is arranged in two rows with concreted yard.

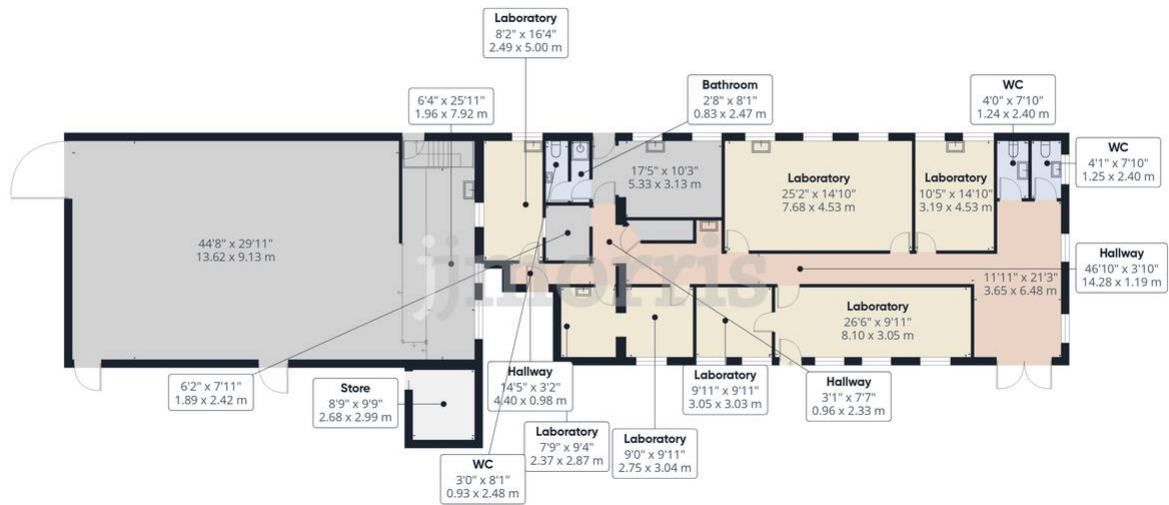
Utilities & Services

We understand that the property has the benefit of mains electricity (back up generator) and water, together with a private drainage system. There are other properties who have a metered supply from the property. Oil fired central heating system. Tenure:

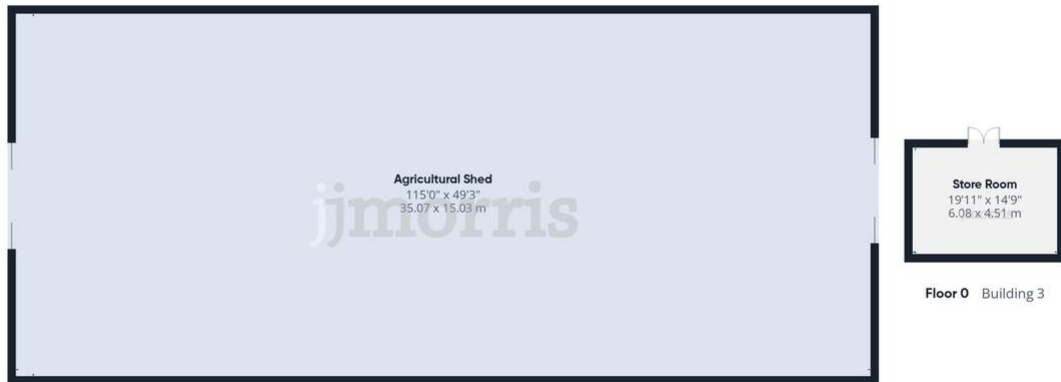
Freehold with vacant possession upon completion.

Local Authority: Ceredigion County Council

In one of the farm Buildings there is a chicken run. Please note that the shed within the run will be removed prior to completion.



Floor 0 Building 1



Floor 0 Building 2

Plans are included for guidance only.



Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

