

*An exciting and rare opportunity of acquiring a parcel of development land on the edge of the University town of Lampeter, West Wales.*



Land at Peterwell, Llanwnnen Road, Lampeter, Ceredigion. SA48 7PA.

**Guide Price P.O.A.**  
**D/2140/AM**

\*\*\* Frontage to the A475 Lampeter to Newcastle Emlyn road  
\*\*\* 1.2 acres of development land \*\*\* Level walking distance to  
all town amenities \*\*\* An exciting and rare opportunity \*\*\*  
Views over the Teifi Valley from the site \*\*\*



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

Lampeter is a unique University town on the heart of the Teifi Valley being an area of outstanding natural beauty in the heart of West Wales, just 12 miles inland of the Ceredigion Heritage coast at Aberaeron and 20 or so miles North of the strategic West Wales town of Carmarthen.

The land has an ideal position overlooking the Teifi Valley from a slightly elevated position set off the A475 Lampeter to Newcastle Emlyn road within level walking distance of all town amenities which are extensive.

### The Land

The land extends to some 1.2 acres or thereabouts is readily and easily accessible from Maestir Road and is ideal for re-development for residential, social or possibly commercial development, subject to the appropriate consents being obtained.

The property falls within the town environment and purchasers should satisfy their own enquiries which can be raised directly with the Local Authority, Ceredigion County Council at Aberaeron. Tel: 01545 570881 in respect of potential alternative uses for the site concerned.

## SITE ASPECT TO THE WEST



## SITE ASPECT TO THE SOUTH



## OVERLOOKING THE TEIFI VALLEY



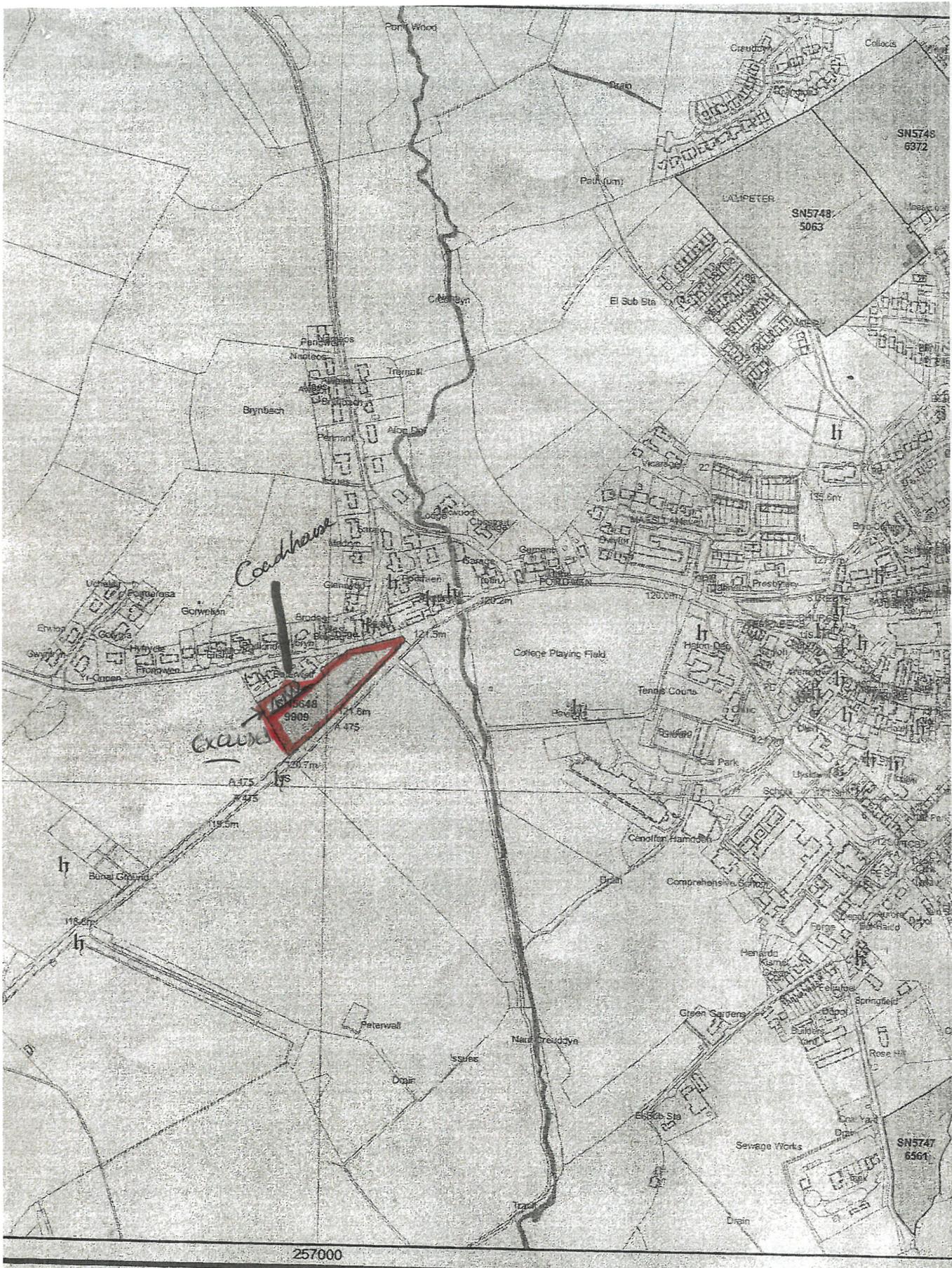
## AGENTS COMMENTS

For Sale by Private Treaty.

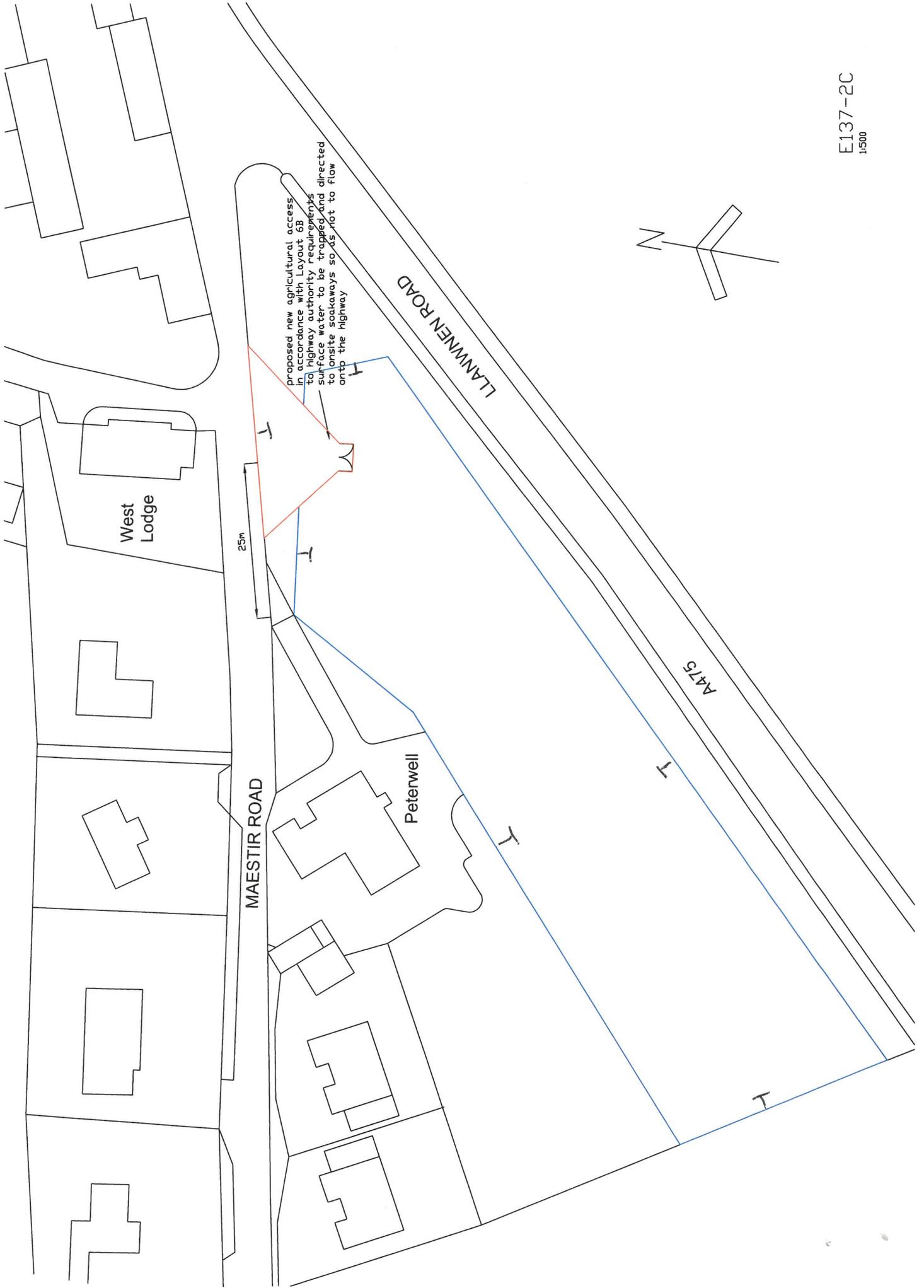
Expressions of interest are invited at Morgan and Davies, 12 Harford Square, Lampeter, SA48 7DT - Tel: 01570 423 634

### Services

Services are available in close proximity including water, electricity and drainage. Telephone subject to BT regulations.



IDENTIFICATION  
PLAN.



proposed new agricultural access  
 in accordance with Layout 6B  
 to highway authority requirements  
 surface water to be trapped and directed  
 to onsite soakaways so as not to flow  
 onto the highway

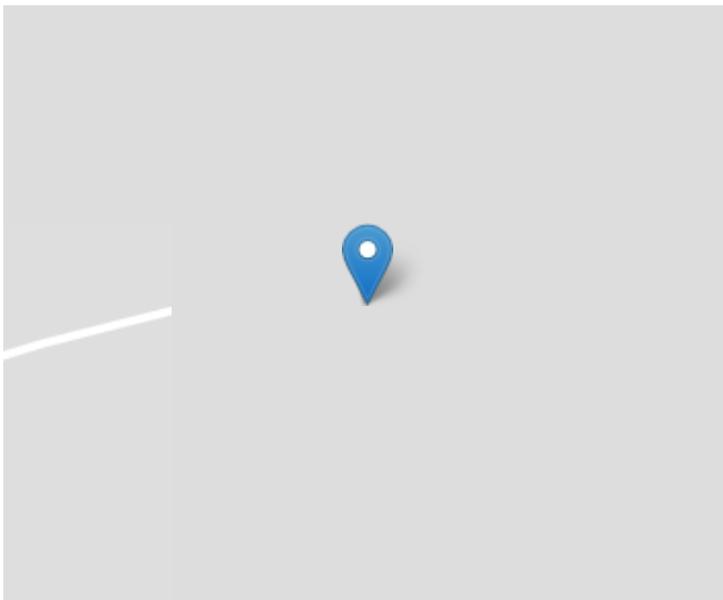
## Directions

From Lampeter take the A475 West towards Newcastle Emlyn road. On leaving the town after passing the Pontfaen garage on your right, the land will be seen just after the entrance to Maestir Road a right hand side. Access is directly off Maestir Road just before the residential housing on the left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages



For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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