

Regulated by:



Since 1989

FOR SALE BY INFORMAL TENDER - 6.1 Acres of agricultural land with conservation or diversification potential. Near New Quay - West Wales.



Land at Perth-Y-Gwynn Penrhiwpistyll Lane, New Quay, Ceredigion. SA45 9TG.

Ref A/5254/RD

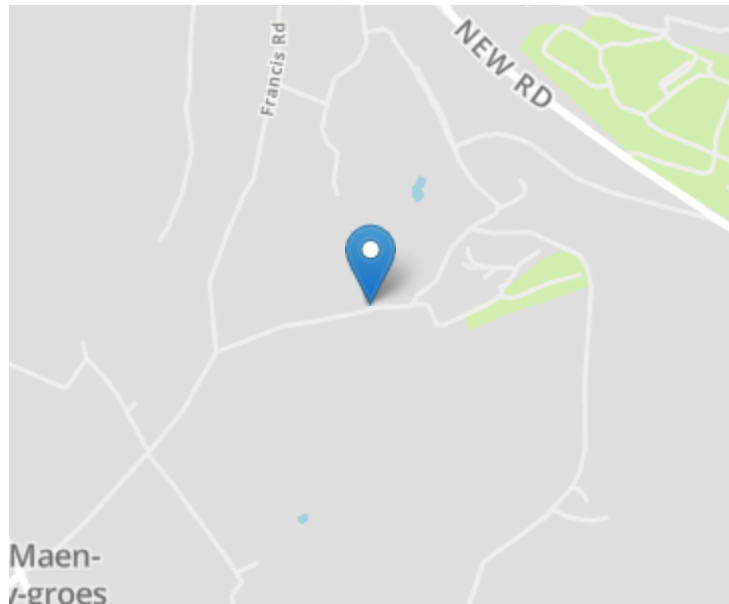
£40,000

****FOR SALE BY INFORMAL TENDER** BEST OFFERS TO BE RECEIVED AT THE OFFICES OF MORGAN & DAVIES ABERAERON NO LATER THAN FRIDAY 19TH APRIL 2024 AT 12 NOON (Tender Form Attached)****

****6.1 Acres of Grazing Land**Split into three paddocks**Council road frontage**Potential for diversification and tourism (stc)**Well contained boundaries**Elevated position overlooking New Quay**AN OPPORTUNITY NOT TO BE MISSED****

The land is situated on the fringes of the coastal village of New Quay being elevated overlooking the village. New Quay offers a good level of local amenities and services including primary school, doctors surgery, local shops, cafes, bars, restaurants, 2 sandy beaches, excellent public transport connectivity, a good standard of leisure facilities. The Georgian harbour town of Aberaeron is some 15 minutes drive to the North with its comprehensive school and wider range of day to day services and facilities. The property lies some 30 minutes equi distance from the larger University town of Aberystwyth to the north and Cardigan to the south.





THE LAND

The land measures some 6.1 ACRES and benefiting from access off the adjoining county highway.

The land is split into three separate enclosures with connecting gated access and boundaries set by stock proof fencing and mature hedgerows.

The property is in need of attention but offers great potential as grazing or cropping land as well as having potential for diversification tourism led accommodation (stc).

ideal for those with an equestrian interest.

we also believe that the land has nature conservation potential.





TENURE

The land is of Freehold Tenure.

SERVICES

We are not aware of any services to the property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

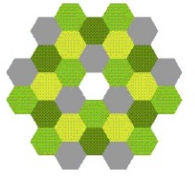
We are not aware of any services to the property. We are aware that there are mains services nearby.

Directions

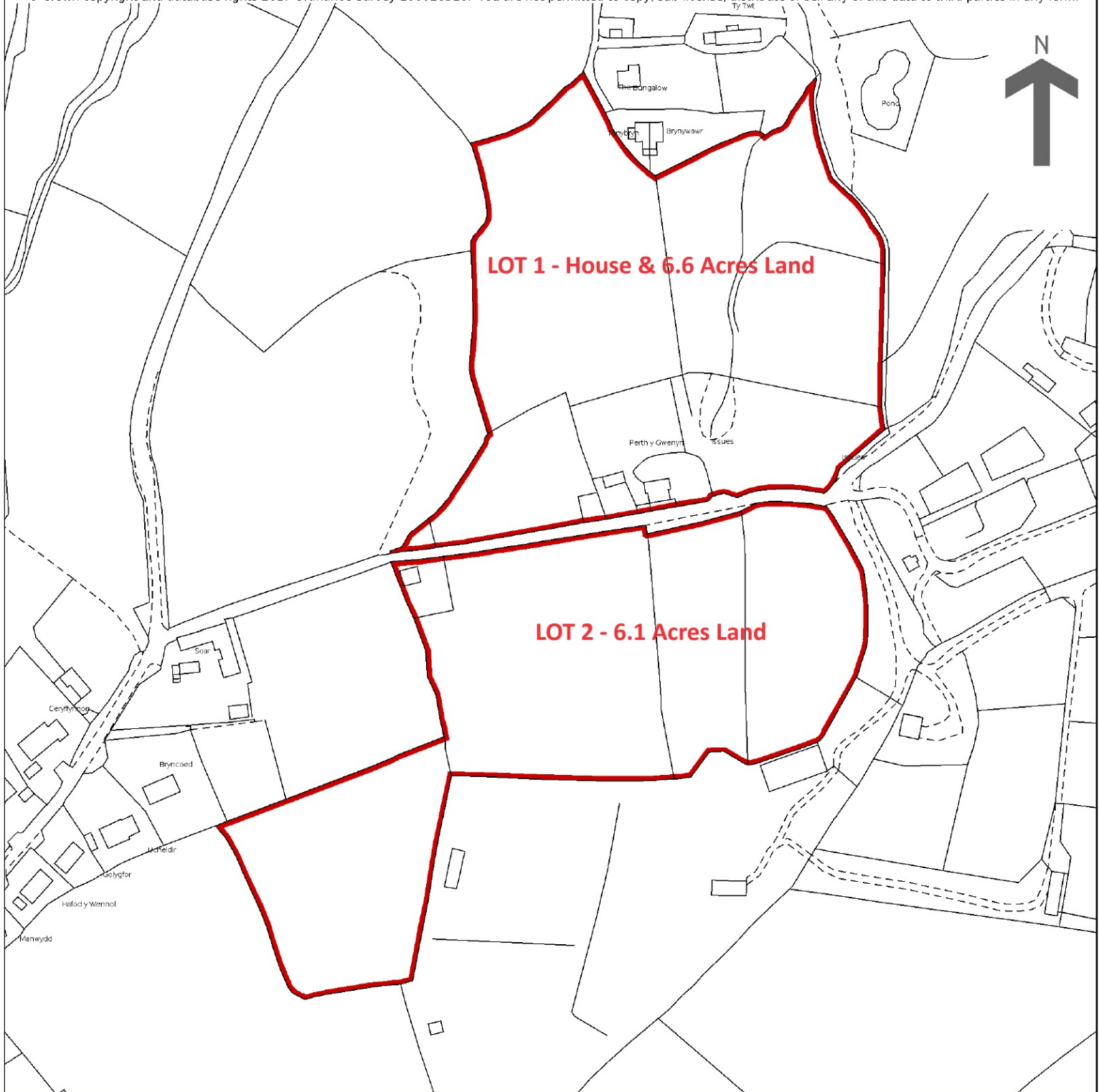
Travelling south from Aberaeron on the A487 proceed through the villages of Ffosyffin, Llwynclwyn and into the village of Llanarth (After some 4 miles). On exiting the village of Llanarth take the right hand turning sign posted New Quay adjoining The Llanina Arms Hotel onto the B4342 New Quay road. After some 2½ miles you will travel through the village of Gilfachreda and then into Cnwyc Y Lili passing Quay West caravan park on your right hand side and Cwm Halen residential estate on your left, proceed for a further 50 yards after Cwmhalen, take the next left hand turning up a sharp hill and continue along this track for some ½ a mile passing Penrhiwpistyll caravan park on your left and continue for a further 200 yards and Perth Y Gwenyn land is located on your left hand side as identified by the agents for sale board.

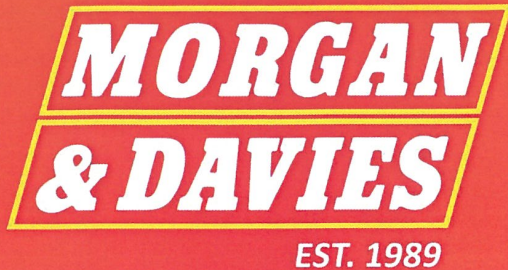
HM Land Registry
Official copy of
title plan

Title number **CYM716099**
Ordnance Survey map reference **SN3859SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On

LAND AT PERTH Y GWENYN PENRHIWPISTYLL LANE NEW QUAY SA45 9TG
Ref A/5254/RD (Lot 2).

To be sent/delivered/mailed to the Agents Offices

No later than -

12 Noon on Friday 19th April 2024

To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS
- for the attention of Rhys Davies

Email: rhys@morgananddavies.co.uk

I/We

Address

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the land is sold as seen.

My/Our Solicitors are:-

.....
.....

Signed

Date



Directors:
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

www.morgananddavies.co.uk

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575



ABERAERON
4 Market Street, Aberaeron, Ceredigion SA46 0AS
TEL: 01545 571 600 FAX: 01545 571 770
aberaeron@morgananddavies.co.uk



LAMPETER
12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk