

*Freehold re-development site with existing range of lock-up garages in sought after Aberystwyth location.*



**Garages at Heol Y Garth, Penparcau, Aberystwyth, Ceredigion. SY23 1TE.**

**£20,000**

**C/2385/AM - GUIDE PRICE**

\*\*\*A useful parcel of land extending to 0.088 acre.\*\*\* Comprising a terrace of 6 and set of 3 and one off-set garage unit.\*\*\* Total of 10 garage units suitable for garaging, storage purposes or clearing of site for re-development subject to the appropriate Planning Consents being obtained.\*\*\* Details of Consents available for the site should be established via contact with Ceredigion County Council Planning Authority, Telephone: 01545 570881 \*\*\* Access is available to a number of properties across part of the site.

**BEST AND FINAL OFFERS TO BE RECEIVED NO LATER THAN 12 NOON FRIDAY 6TH FEBRUARY.**



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



**ABERAERON**  
4, Market Street, Aberaeron,  
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**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Location

Located overlooking the village of Penparcau, just 1 mile from the centre of the University town, coastal resort and administrative centre of Aberystwyth.

## Agent's Comments

A well situated re-development site which is subject to various third party rights over, now comprising of a redundant arrangement of garages but equally restorable to existing or alternative use subject to the appropriate consents being obtained. The property is sold freehold with vacant possession by private treaty.

## Tenure

The site is freehold being sold with full vacant possession and part of Land Registry Title Number CYM442634.

## Entrance Road



## Central set of Garages



## Top set of Garages



## Top set of Garages



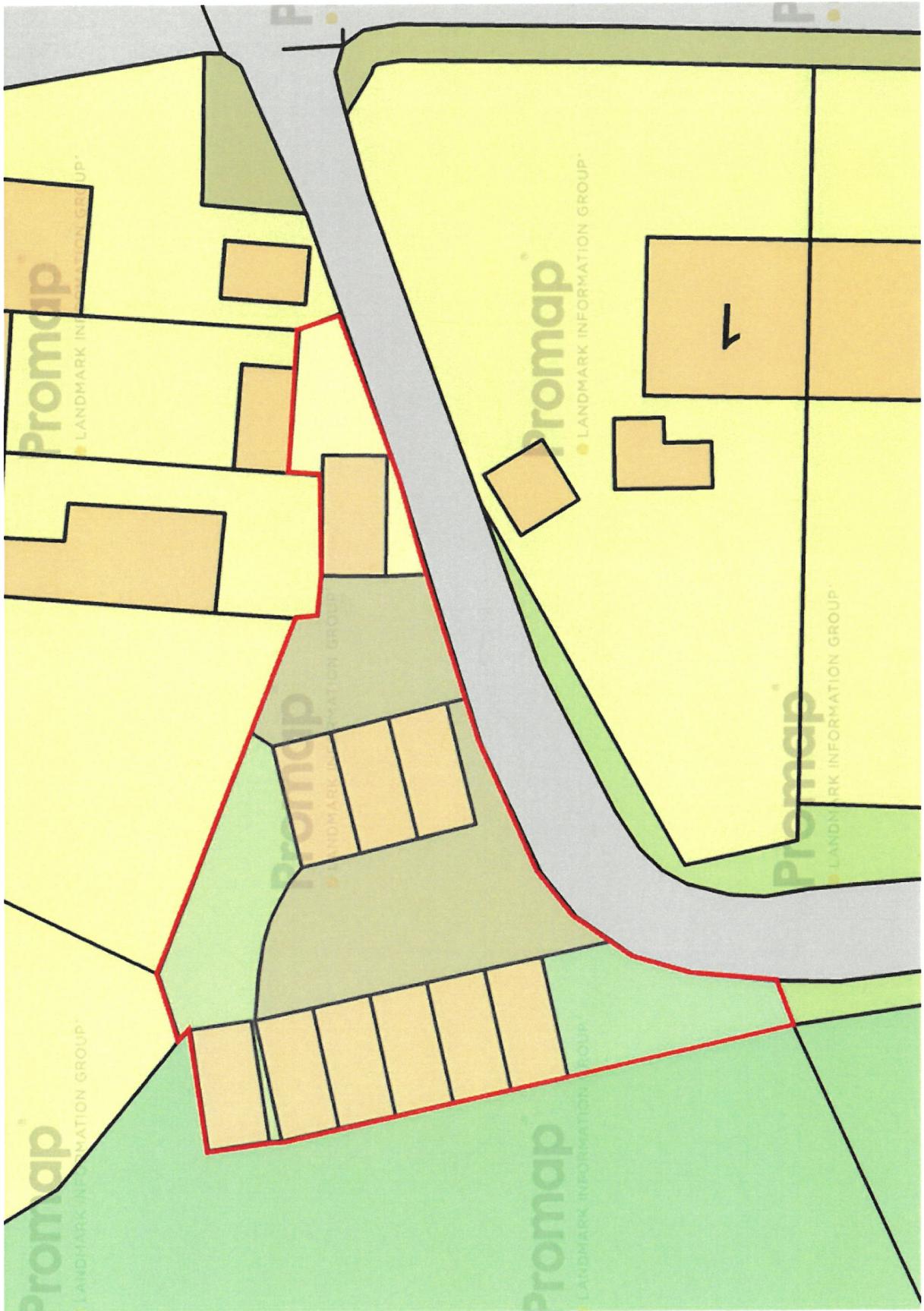
## Money Laundering

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.

updates, property news and 'Chat to Us'.

## **Services**

Mains services are believed to be available and in the vicinity and not connected presently.



**For Identification Purposes Only**

**CARMARTHEN**  
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Directors:  
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[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

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**BEST AND FINAL OFFER FORM FOR PROPOSED PURCHASE IN RESPECT OF THE  
PROPERTY KNOWN AS:**

Garages at Heol Y Garth, Penparcau, Aberystwyth, Ceredigion SY23 1TE.

Written Confirmation of Best and Final Offers to be received no later than:

**12 Noon on Friday 6<sup>th</sup> February, 2026.**

by the Sole Selling Agents - Morgan & Davies, 12 Harford Square, Lampeter, Ceredigion.  
SA48 7DT.

or by email to [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

**1. Total sum offered: £**

(Amount in words): .....

**2. Name of Proposed Purchaser(s)**

.....

**Address:** .....

.....

**Tel No:** ..... **Mobile:** .....

**E-Mail:** .....

**3. Name and address of Proposed Purchaser(s) Solicitors:**

.....

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**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

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

**4. Confirmation of your offer status:-**

**Property to sell:**

**Mortgage/Re-mortgage required:**

**Bank Loan:**

**Cash offer:**

**5. Anticipated completion date assumed as soon as possible. If other, please confirm here:-**

.....

**6. Any offer conditions/stipulations:**

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**7. The Vendor reserves the right to accept any offer, that said, not necessarily the highest offer nor any offer**

**Signed (Proposed Purchaser(s))**

.....

**Date:** .....

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

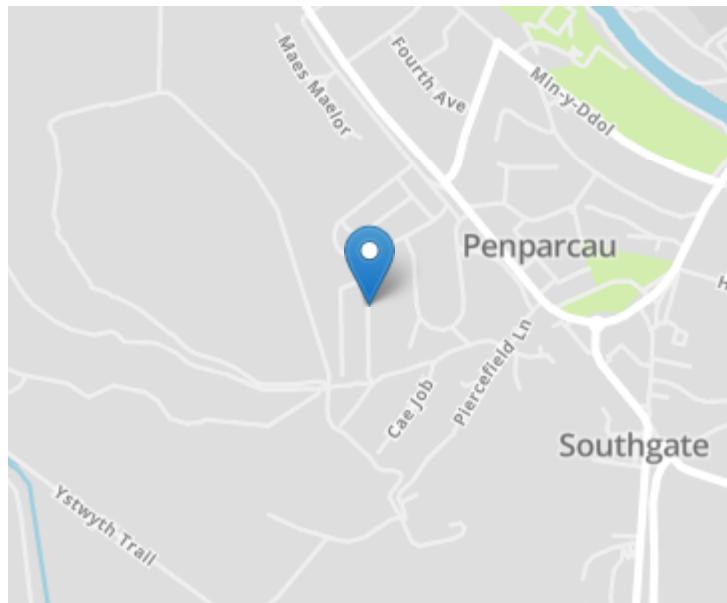
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



## Directions

The property is located at the top of Heol y Garth within Penparcau, postcode SY23 1TE.

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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