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*On-Line Auction. A significant re-development opportunity on a large site of approximately 1 acre with views over the Teifi Valley. Currently suiting a host of alternative uses. Llandysul, West Wales*



**The Old School (Yr Hen Ysgol), Marble Terrace, Llandysul, Ceredigion. SA44 4DT.**

**REF: C/2257/AM ..... Auction Guide Price**

**£139,000**

\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £139,000 \*\*\* This Auction will be held by our Joint Auctioneers, Auction House Wales - [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\*\* Bidding will open at 12 Noon on Monday 11th December 2023 and will run until 12 Noon on Wednesday 13th December 2023

\*\*\* Superb South facing position \*\*\* Spacious 0.964 acre (0.390 hectares) sized site \*\*\* 3 storied building - Currently used as the premises for a Harp Making Business \*\*\* With workshops, storage areas, show room and office space

\*\*\* Substantial outbuilding with 3 phase electricity supply and w.c. \*\*\* Admirably suitable for a wide range of uses \*\*\* Suits B1, B2 and B8 Use Classes and/or re-development (subject to consent) \*\*\* Potential for residential conversion and development (subject to consent)



### Location

The property is located on an elevated site with frontage to a Local Authority adopted lane within 250 metres of the town centre of Llandysul with a South facing aspect. The site is approached via a sloping private tarmacadamed gated lane. It is located approx 8 miles from the market town of Newcastle Emlyn and approx 20 miles from the county towns of Cardigan and Carmarthen.

### General Description

The property comprises of a former Local Authority school having been extensively re-equipped as a Harp manufacturing centre. 3 storey accommodation with a large storage area on the ground floor, with an office area, workshop and staff facilities on the first floor and the second floor being used as another workshop.

A detached workshop is also set on the site which is set as a workshop.

In total the property is believed to extend to some 3767.37sq. ft. (350 sq. m.) with the detached workshop being 550sq. ft. (51.10sq. m.).

This is an ideal re-development opportunity with enormous scope and potential located within the Town of Llandysul. There is commercial and residential development potential with the existing buildings full of character and appeal and extensive 'Green Field' areas surrounding.

### The Accommodation

### Side Entry Area

Via galvanised fire escape and level platform access to



### Reception/Main Office

22' x 13' 10" (6.71m x 3.99m)



### Harp Studio

17' 3" x 17' (5.27m x 5.18m)





**Second Floor**

**Workshop**

12' 4" x 15' 3" (3.78m x 4.66m)

**Workshop (Second Image)**



**Disabled Toilet**

With wash hand basin and disabled W.C.



**Main Workshop**

35' x 17' (10.67m x 5.18m)



**Workshop**

22' x 15' (6.71m x 4.57m)





### Further Off-set workshop

15' x 9' 6" (4.57m x 2.93m)

### Internal Staircase to board room/staff room and additional workshop

### Detached workshop/ technical engineering workshop

550 sq. ft.



### Steel storage Container

18' 9" x 7' 5" (5.76m x 2.29m)



### Externally

Gated tarmacadamed driveway off Local Authority adopted road with extensive tarmacadamed based yard possibly suiting redevelopment (subject to obtaining consent) with parking up to 20 vehicles. The detached workshop/ technical engineering workshop sits at a higher level than the main building set within its own grounds, some parts of which may suit redevelopment (STC). The total site extends to 0.964 acres (0.390 hectares).



### View from back of main building with views





## Front of Property



### Tenure

We are informed the property is of Freehold Tenure and will be vacant on completion.

### Local Authority

The property is listed under the Local Authority of Ceredigion County Council. Tel: 01545 572 135. Rateable Value: £7,300.

### MONEY LAUNDERING REGULATIONS

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.

### GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the

minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

### AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

### REGISTER TO BID AND LEGAL PACK

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

### Services

We are informed the property benefits from mains water, 3 phase mains electricity, mains drainage, underfloor heating to part and a woodchip heating system.

### Directions

Travelling North into the town of Llandysul on the B4624 continue on to Well Street and take a right (Harp posters on junction) and follow the road by taking a left after 50 metres. Follow the posters of harps and it will take you up a gated tarmacadamed driveway leading to the property.

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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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 Website, Facebook and Instagram Pages





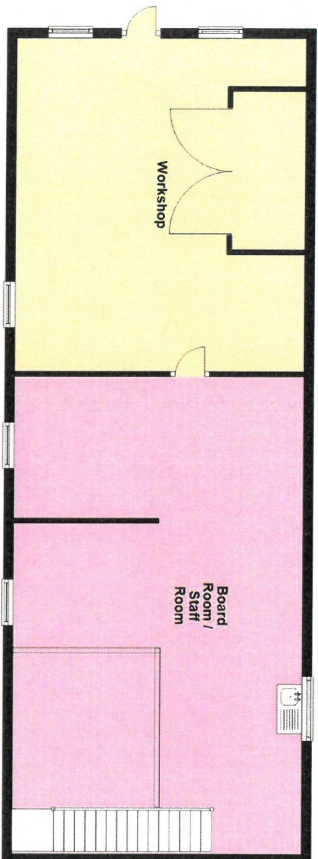
Lowest Ground Floor



First Floor



Second Floor



For illustration purposes only. Floor plan not to scale and measurements are approximate.  
Plan produced using PlanU.