

**FOR SALE BY INFORMAL TENDER. Unique opportunity to acquire a parcel of 0.5 acres.
Located in the centre of the sought after village of Penparc. Near Cardigan - West Wales.**



Land to the East of Panteg, Penparc, Cardigan, Ceredigion. SA43 1RG.

£100,000

(GUIDE PRICE) REF A/5608/ID

FOR SALE BY INFORMAL TENDER - Best offers to be received at the office of Morgan & Davies Aberaeron no later than 12 noon Friday 1st of May 2026. (Tender form attached). **GUIDE PRICE - £100,000 expected to exceed**A rare and unique opportunity to acquire a parcel of 0.5 acres**In the centre of the popular village of Penparc**Near Cardigan**Roadside frontage off the A487 coast road**Great potential for residential development**Only 2 miles from the popular town of Cardigan**Fully stock proof fenced**Field Shelter**Also ideal for those looking to extend their garden or pony paddock**previous outline planning permission**Located within village LDP boundary **Walking distance to village amenities**Greenfield Site**

The land is situated within the coastal village of Penparc which is strategically positioned alongside the A487, 2 miles north of Cardigan. The village of Penparc offers a good level of local amenities and services including 2 village shops, post office, petrol stations, primary school and good public transport connectivity. The estuary and market town of Cardigan is some 2 miles to the south offering a wider range of amenities and services including secondary school, 6th form college, theatre/cinema, community hospital, traditional high street offerings, supermarkets, retail parks, industrial estate and employment opportunities as well as excellent leisure facilities and access to Poppit Sands and Gwbert estuary. The Pembrokeshire coast national park is some 10 minutes drive from the property.



LAMPETER
12, Harford Square, Lampeter,
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lampeter@morgananddavies.co.uk



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

PLEASE NOTE

The vendor reserves the right to impose an overage clause depending on the level of offers made.

There was previously outline planning granted for a single dwelling, however, has now lapsed. Further details can be found on the Ceredigion County Council website under reference A110748. The land will be sold unconditionally.

The Land

Being fully fenced with field shelter and access off the main A487.

The land is relatively level with stock proof boundary.



PLANNING PERMISSION

The land is considered to have excellent development potential being 'White' Land within the village boundary and is surrounded by existing residential developments. A great infill site.

The property enjoys excellent frontage onto the A487 with good visibility in both directions. There is an existing access from the site.

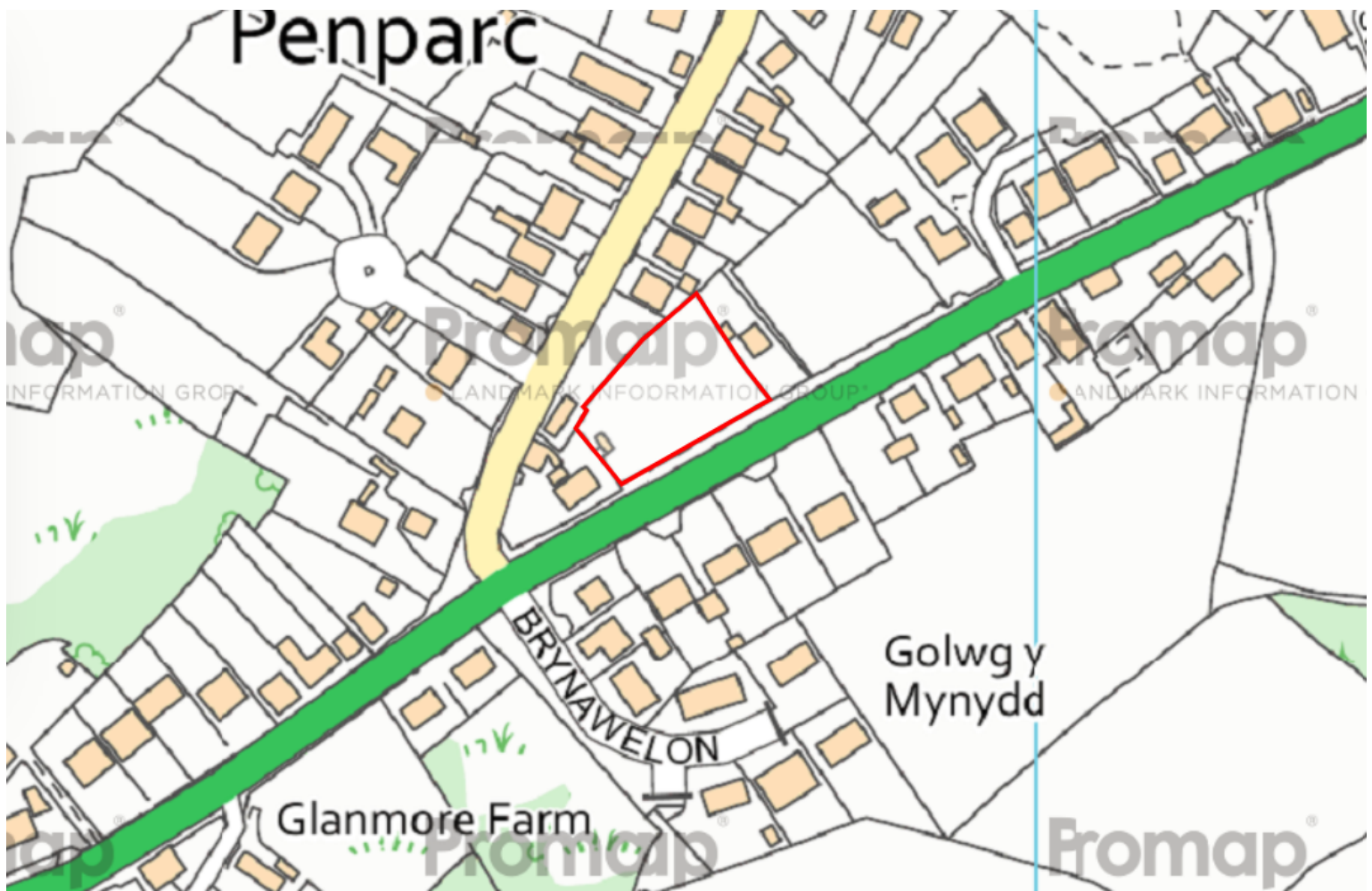
The site is within easy walking distance to village amenities.

All planning related enquiries should be directed to Ceredigion Planning Department Tel 01545 570 881.

Services

We are advised there are services connected on the roadside.

Penparc



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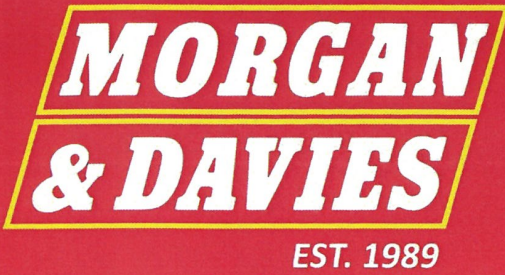
BRYNAWELON

Golwg y
Mynydd

Glanmore Farm

Fromap

Fromap



Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
LAND TO THE EAST OF PANTEG PENPARC CARDIGAN CEREDIGION SA43 1RG.
Ref A/5608/ID

To be sent/delivered/mailed to the Agents Offices

No later than -

12 Noon on Friday 1st May 2026

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

Email: ifan@morgananddavies.co.uk / aberaeron@morgananddavies.co.uk

I/We (Full Names).

Address

.....Post Code.....

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 property 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



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MATERIAL INFORMATION

Council Tax:

N/A

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

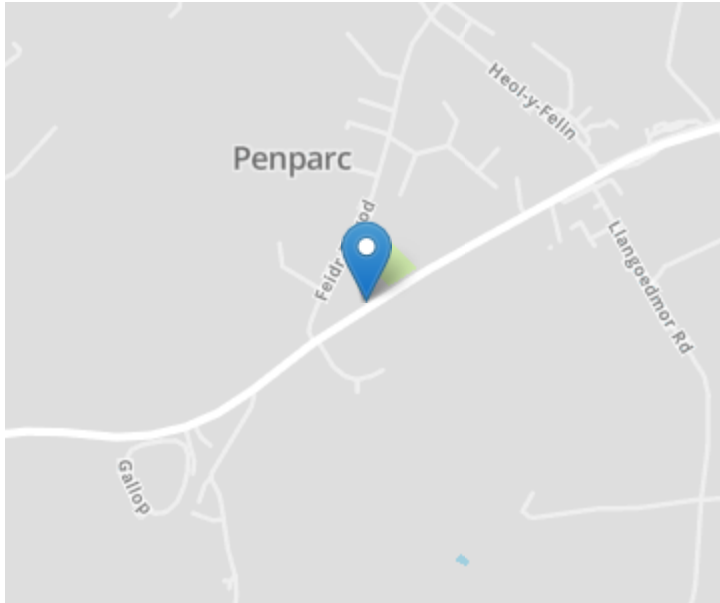
Any risk of coastal erosion? No

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

Proceeding from the town of Cardigan North East on the A487. After 1 mile you will reach the village of Penparc. Drive up through the village of Penparc and you will see the land on the left hand side as identified by the agents 'for sale' board.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

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



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