

*A farmyard and 17.723 acres with a range of modern and traditional outbuildings with previous planning consent for four residential units overlooking the Preseli Hills. North Pembrokeshire*



Cidigill, Blaenffos, Boncath, Pembrokeshire. SA37 0HZ.

£350,000

REF: A/5222/LD

\*\*\* Create your very own smallholding \*\*\* An unlimited range of diversification \*\*\* Overlooking the picturesque Preseli Hills \*\*\* Range of modern outbuildings \*\*\* 17.723 acres or thereabouts of level to gently sloping grounds currently to laid to pasture land \*\*\* Split into several well maintained paddocks \*\*\* Well fenced and stock proof \*\*\* Recently re-seeded pasture land

\*\*\* Traditional range of buildings have previously been granted planning consent to be converted into four residential units \*\*\* Please see plans \*\*\* Modern range of outbuildings - Including an indoor silage pit, cow shed, general purpose shed and stables \*\*\* Concrete yard \*\*\*

\*\*\* Located 1 mile from the Village of Crymych \*\*\* 9 Miles from the Coastal Town of Cardigan \*\*\* Views of the Preseli Mountains



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## Location

Cidigell is situated off the A478 between the Village of Blaenffos and the larger Village of Crymych which has a wide range of amenities such as convenience stores, education facilities of a primary and secondary school, Petrol station and places of Worship. The property is 9 miles South from the popular Coastal Town of Cardigan which has a wide range amenities. Far reaching views overlooking the picturesque Pembrokeshire Coast National Park.



## General Description

The placing of Cidigell gives the perfect opportunity for Prospective Purchasers to an unlimited range of diversification with approximately 17.723 acres of level to gently sloping pasture land and a range of outbuildings. It becomes an excellent smallholding or an opportunity to expand or for equestrian use with stables in-situ. The traditional outbuildings have been previously been granted planning consent to be converted into four residential units.



## Former Silage Pit

105' 0" x 35' 0" (32.00m x 10.67m) Of steel construction with block and corrugated sheet elevation. Open to the front with a concrete floor



## Former Cow Shed

105' 0" x 25' 0" (32.00m x 7.62m) Of steel construction with block and corrugated sheet elevation.



### General Purpose Shed

95' 0" x 25' 0" (28.96m x 7.62m) Of steel construction with block and corrugated sheet elevations house 6 large stables which are available by separate negotiations.



### Planning Consent

Planning Consent was granted by Pembrokeshire County Council on the 19th July 2012. Change of use of traditional outbuildings into 4 residential units. Application Number: 12/0337/PA





**Land**

In all the property is set within approx. 17.723 acres. The land is currently laid to pasture with it being reseeded in recent years. the Land is flat to gently sloping with easy gated access to all paddocks. The paddocks are well maintained with stock proof fencing.



ALL ANNOTATIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY

## **PLEASE NOTE**

Please note that photographs were taken in Spring 2024.

### **Tenure and Possession**

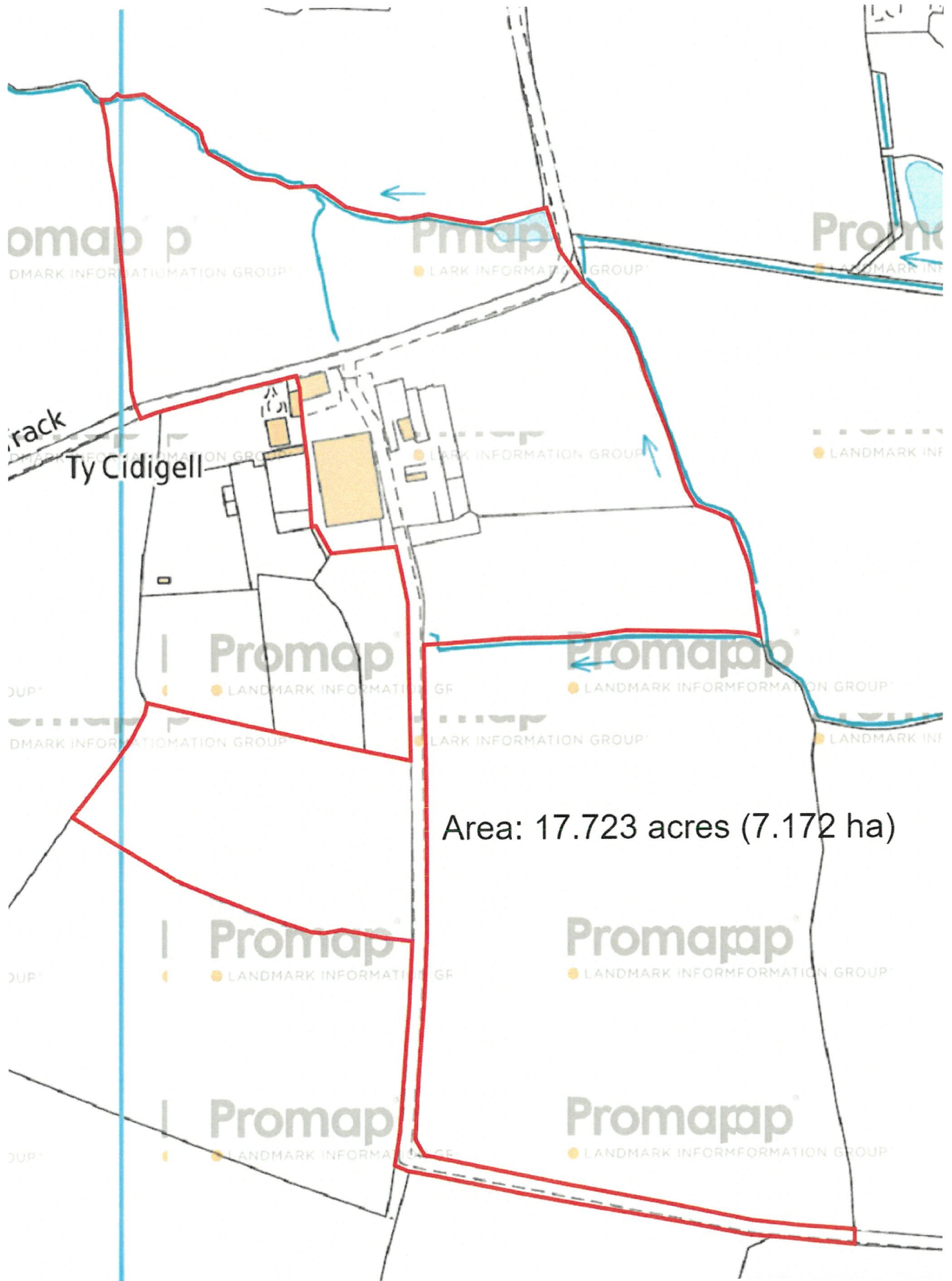
We are informed the property is of Freehold Tenure and will be vacant on completion.

### **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.

### **Services**

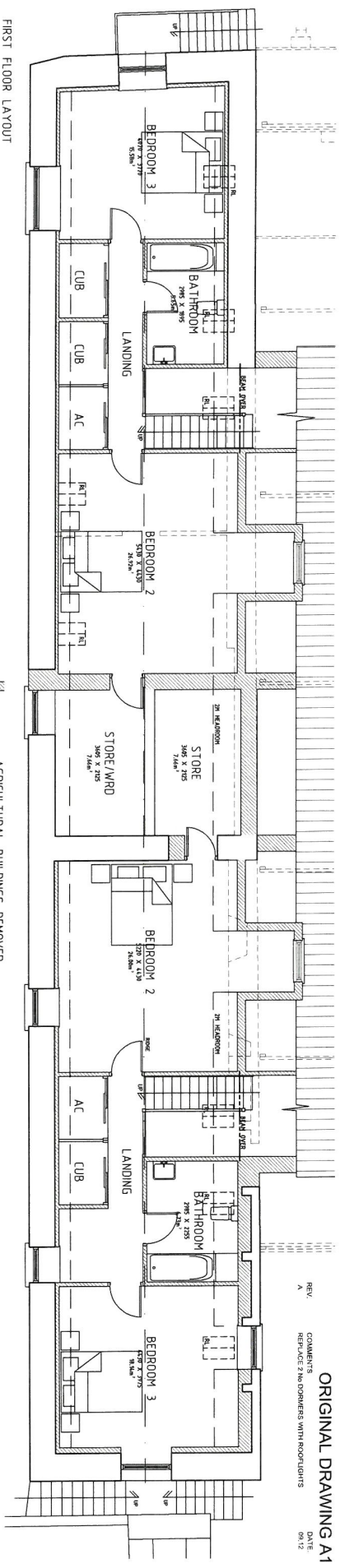
We are informed by the current Vendors that the property is currently connected to mains electricity.









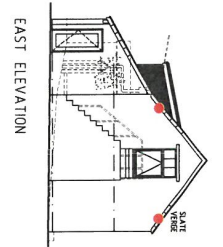
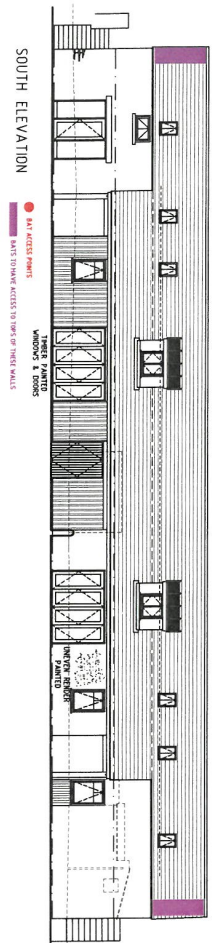
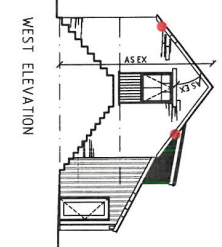
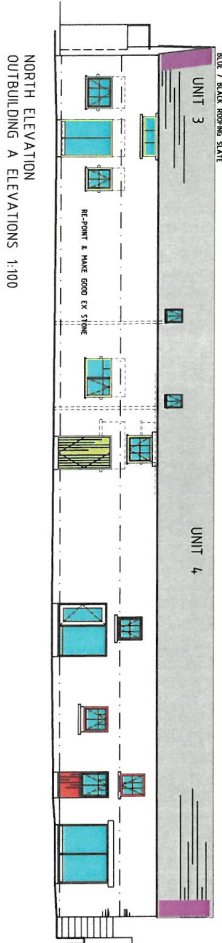
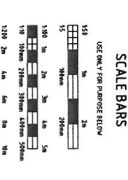
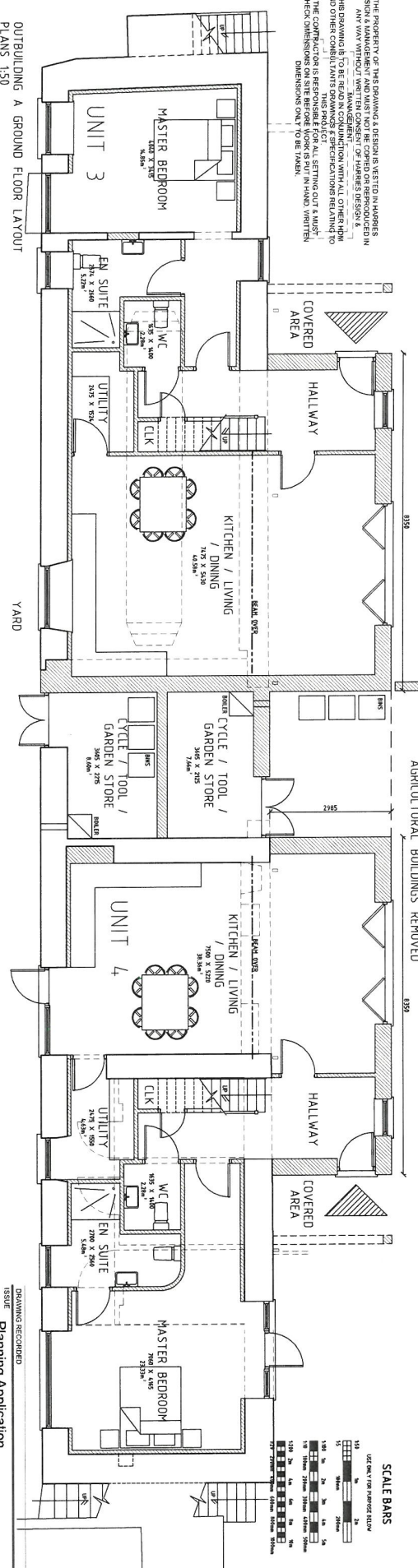


**ORIGINAL DRAWING A1**

REV. COMMENTS. DATE

A REPLACE 2 WINDOWS WITH HOODLIGHTS 08/12

THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES DESIGN & MANAGEMENT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT. THIS DRAWING IS TO BE USED ONLY WITH ALL OTHER PLAN AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THE CONSTRUCTION OF THIS PROJECT. ALL SETTINGS, CUT & LIMITS TO THE CONTRACTOR IS RESPONSIBILITY OF THE CONTRACTOR. CHECK DIMENSIONS ON SITE BEFORE WORK IS STARTED. WRITTEN DIMENSIONS ONLY TO BE TAKEN.



**DRAWING TO BE READ IN CONJUNCTION WITH DAVID WOOLEY BAT SURVEY**

**HARRIES**  
DESIGN & MANAGEMENT

PROJECT  
Proposed Conversion of Outbuildings at Cidgill Uthal, Balafron, Pentroekeshire, SA37 0HZ.

DRAWING TITLE  
Unit 3 & 4 as Proposed

SCALE 1/200

JOB NO. 1249

DRAWING NO. 10

DATE 22.06.2012

REV. A

DRAWING RECORDED  
ISSUE  
Planning Application

CLIENT  
Mr J Owen

CORPORATE BUILDING SURVEYORS & CHARTERED BUILDING SURVEYORS  
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# 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

From Crymych, take the A478 North towards Cardigan and continue on this road for approx 1.2 miles then take a right hand turning down a track as identified by our Agents 'For Sale' arrow. Continue on this track for approx 0.5 of a miles and the property will be seen on your right 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 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

For further information or to arrange a viewing on this beautiful property, contact us:

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