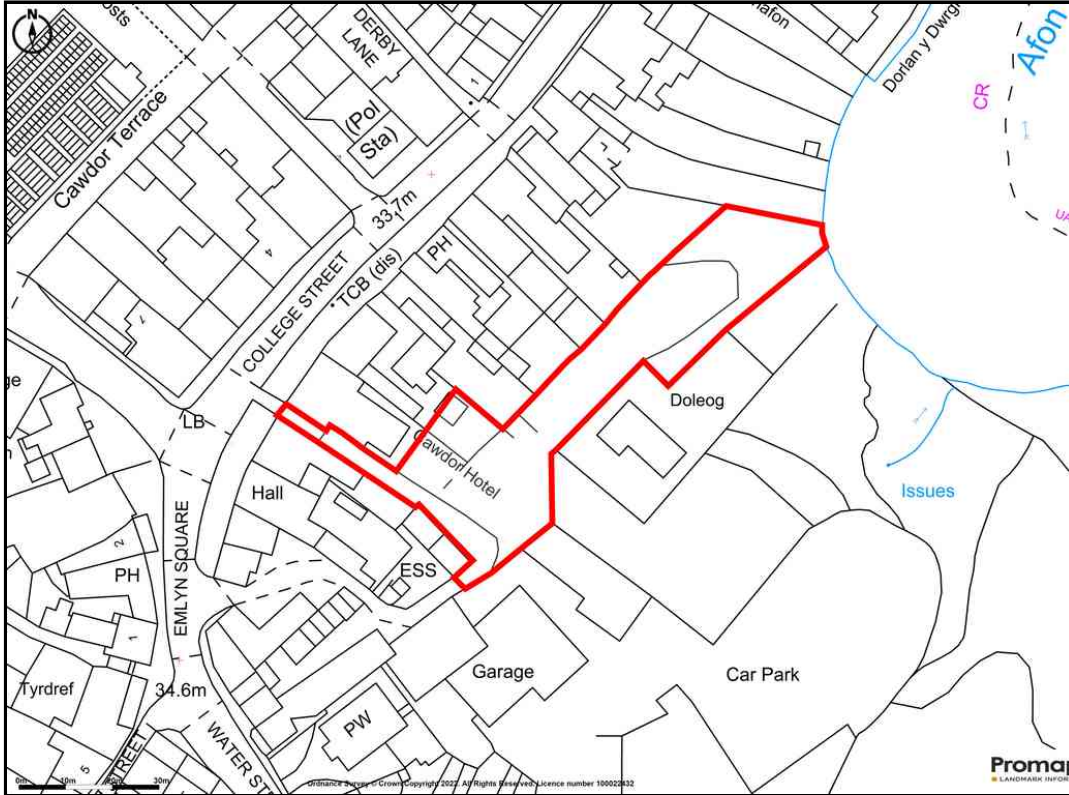


Regulated by:



Since 1989

*0.5 Acre Town Centre Development opportunity / Amenity Land. Newcastle Emlyn. West Wales.*



**Land to rear of Cawdor Hotel, Newcastle Emlyn, Ceredigion. SA38 9AS.**

**Ref D/2151/RD**

**£150,000**

**\*\*0.5 Acres of town centre development/amenity land\*\*Includes roadway, footpath , amenity land, extended garden areas and private parking court\*\*Riverside boundary with views towards Cawdor Castle\*\*Potential for re-development or extended gardens to adjoining property\*\*Benefitting from rights of access from county road\*\*An intriguing opportunity within this favoured market town\*\***

The property is situated centrally within the market town of Newcastle Emlyn with its local and national retailers, cafes, bars, restaurants, primary and secondary school, excellent leisure facilities, farmers market, public transport connectivity, doctors surgery and places of worship. The coastal town of Cardigan is some 15 minutes drive to the west along the River Teifi with Cenarth Falls being some 5 minutes drive from Newcastle Emlyn town centre.

## THE LAND

The property measures approximately 0.5 acres.

The land is a mixture of gravelled parking area, tarmacadam access way beneath the Cawdor Hotel entrance archway, private garden areas and amenity land.

We are advised that water is pumped from the River Teifi (with consent).

Currently footings in place for a 2 storey building at the rear of the former Cawdor Hotel.

An unique and exciting opportunity to secure an accessible brownfield site within this town with options aplenty for commercial or residential development.

Previous masterplans for this area include community market and garden areas.

Interested parties should be aware that there are currently Town Improvement Grant opportunities along the River Teifi of which, Newcastle Emlyn is applicable and we would encourage interested parties to explore these opportunities further with Carmarthenshire County Council, as well as any planning related enquiries.

We are advised that the land also benefits from rights of access over adjoining 3rd party property which gives further connections to the adjoining road network and nearby public car parks.





## Directions

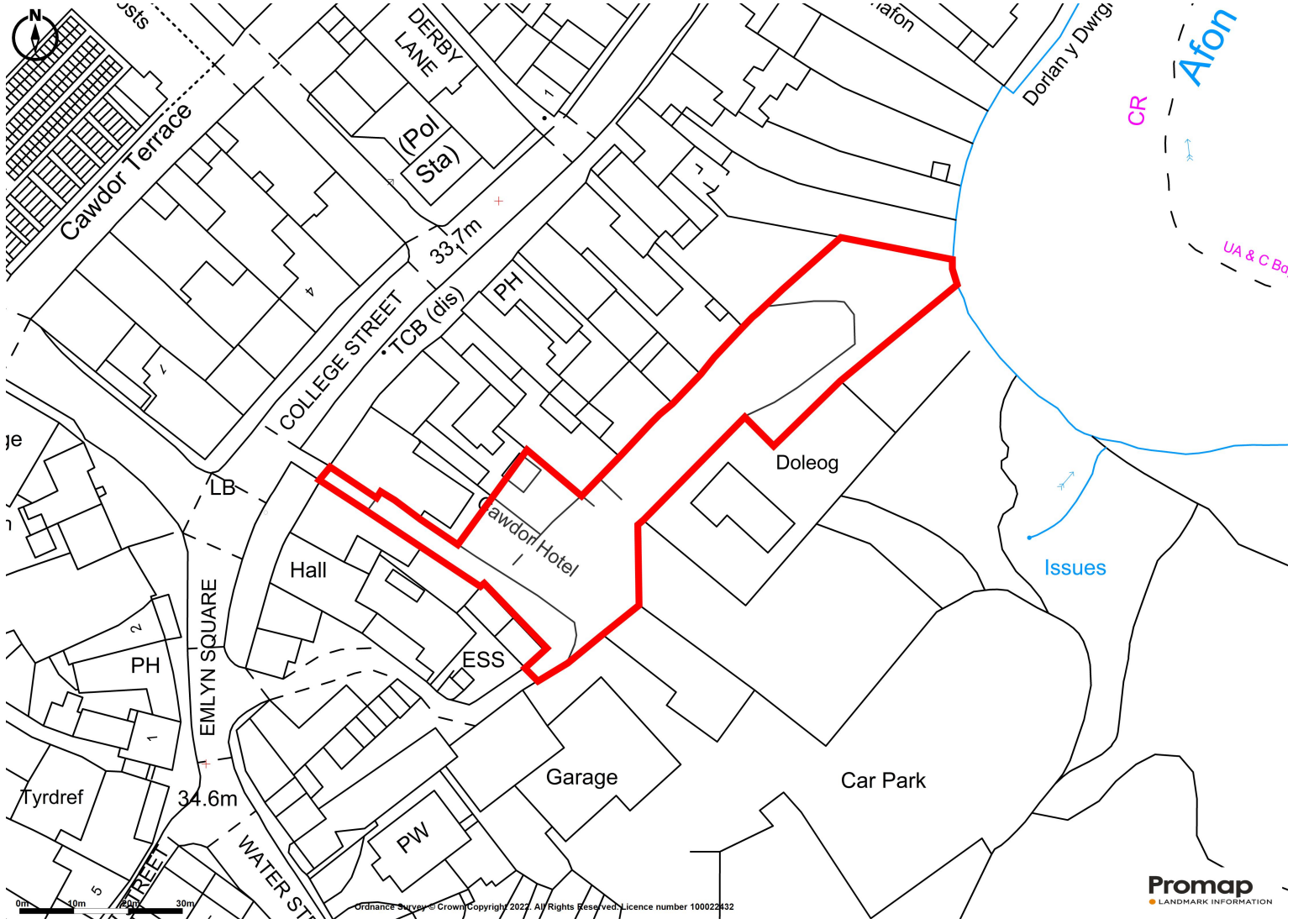
Travelling through Newcastle Emlyn along High Street onto College Street after passing the zebra crossing, the archway to the land is noticeable on the left hand side adjoining the NFU Mutual offices.

## NOTE -

Please note the polytunnels are not included in the sale and are to be removed.

## Services

All interested parties should undertake their own investigation into services. We are aware that mains drains cross the property with electric connections nearby.



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