

*A former primary school with planning consent to change into a 3 bedroomed residential property.
(Subject to S.106 Agreement) 8 Miles from Aberystwyth.*



**Yr Hen Ysgol (Former Primary School) - The Old School) Llanafan,
Aberystwyth, Ceredigion. SY23 4AZ.**

£200,000

REF: R/4366/AM

*** Substantial period stone and slate property *** On the Edge of a quiet rural village in the upper Ystwyth Valley *** With large grounds surrounding the property ***

*** Application Number - A230872 *** Ceredigion county Council *** Full planning permission to change of use into a living/working unit *** comprising of a 3 bedroomed living accommodation *** workshop/office area *** Direct access from a quite council maintained highway ***

*** Ample Parking *** Must be viewed to see the great potential ***



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



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



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

Location

The property is situated on the outskirts of the rural Village of Llanafan, 8 miles from the University Town Administrative Centre and Coastal Resort of Aberystwyth with national rail network and the General Hospital of Bronglais and 7 Miles from the A487 Connection.

General Description

The perfect opportunity to create a substantial stone and slate 3 bedroomed family home with an area for a workshop/office to work from home. Drawings included within the brochure. Application Number - A230872.

The property offers a large area which gives the opportunity of a wide range potential from a large garden to a large parking area for a number of vehicles.

Please follow the link below to the Ceredigion County Council Planning Department: <https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=61862>

Copies of the Section 106 agreement are available through The Selling Agents for inspection.

The property is currently configured in more detail as followed:



Rear Entrance Hall

Access via 2 half glazed timber doors.



Boys Toilets

With a W.C., wash hand basins and a urinal.



Girl's Toilets

With a W.C., wash hand basin and a panelled bath.

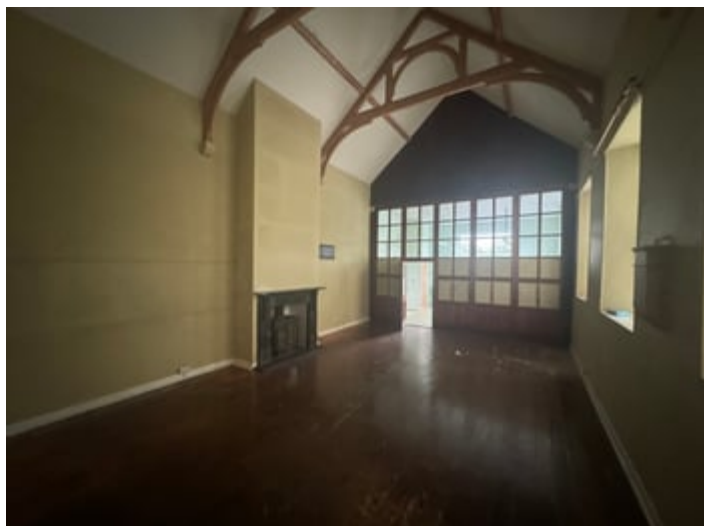


Office



Dining Hall

18' 0" x 11' 3" (5.49m x 3.43m) With a timber floor and exposed beams with a vaulted ceiling.

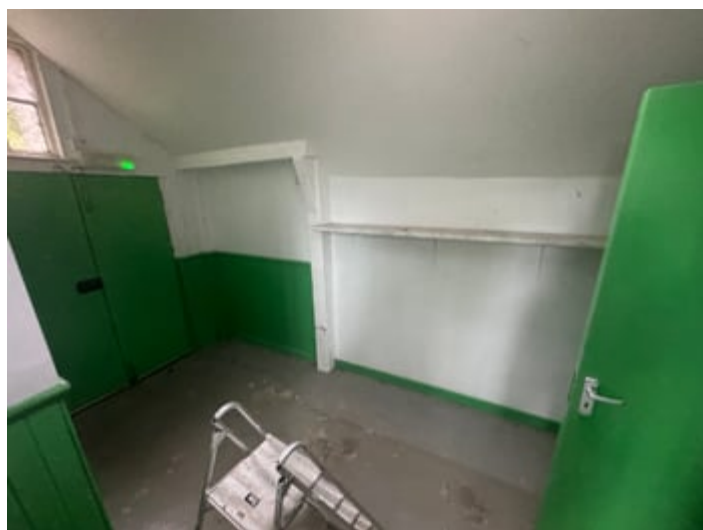


Kitchen



11' 3" x 11' 2" (3.43m x 3.40m) With floor units and a worktop over. Water heater and sink.

Lean-to Store with a side entrance



Inner hall

With storage area and a staircase leading a loft area overlooking the dining hall.

Classroom 1 (Front)



15' 7" x 13' 2" (4.75m x 4.01m) With timber flooring.

Classroom 2 (Rear)



119' 9" x 11' 1" (36.50m x 3.38m)

Externally



The property benefits from having a gated entrance with a tarmacadamed area to the front, side and rear of the property, providing a large area for ample parking and a garden area.

Front of property.



Extended Tarmacadamed Area



Tenure and Possession

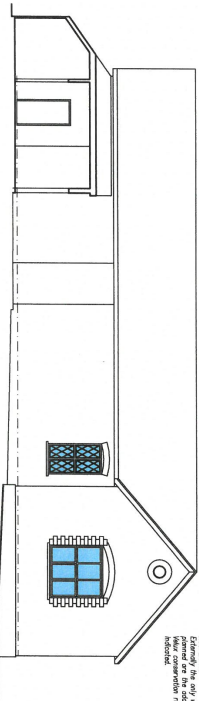
We are informed the property is of Freehold Tenure and will be vacant on completion.

Money Laundering Regulations

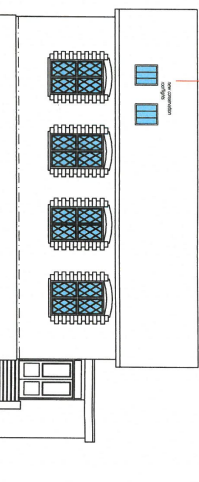
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current vendors that the property benefits from having mains electricity, mains water and mains drainage. Telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

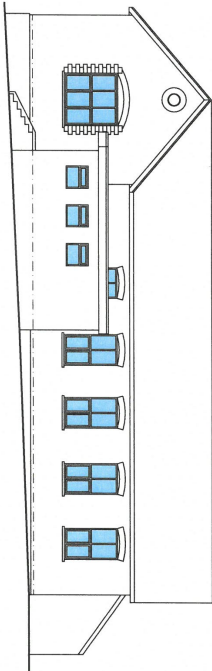


ROOF LINES fully and
completely shown on the outside of the
building. The building is
situated on a hillside.

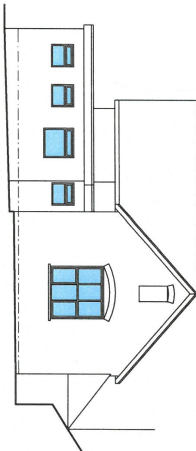


EDRYCHAD BLAEN
front elevation

EDRYCHAD OCHR
side elevation



EDRYCHAD CEFN
rear elevation

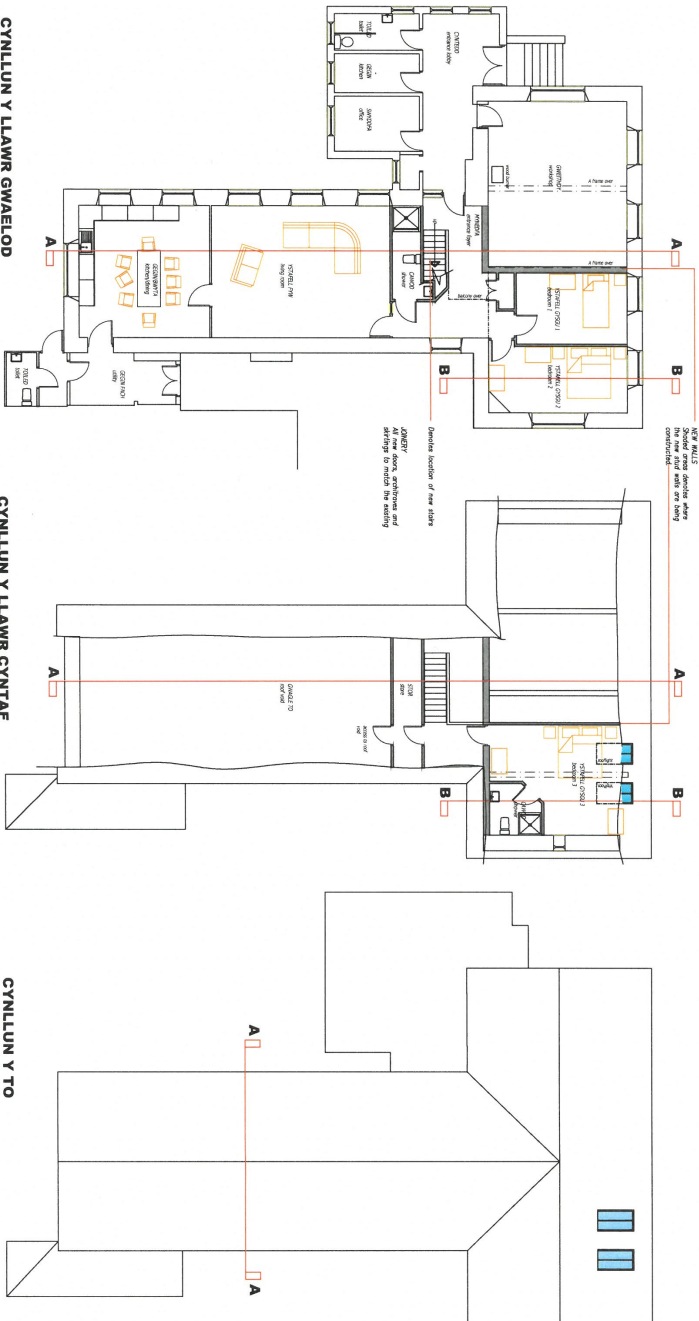
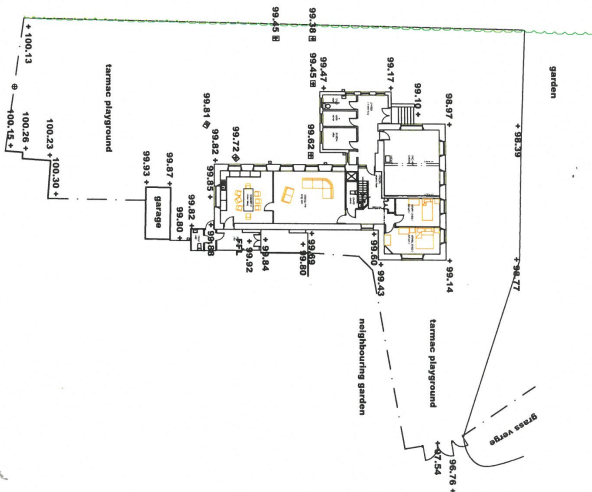


EDRYCHAD OCHR
side elevation

0 1 2 3
M



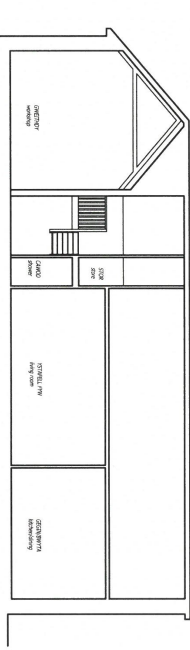
CYNLLUN SAFLE
scheme site plan 1.250
0 5 10 15 20 25



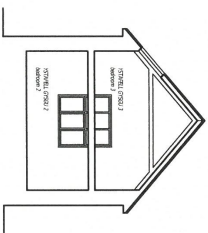
CYNLLUN Y LLAWR GWAELOD
ground floor plan 1.100

CYNLLUN Y LLAWR CYNTAF
first floor plan

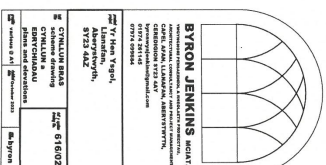
CYNLLUN Y TO
roof plan



TORIAD A-A
section A-A



TORIAD B-B
section B-B



BYRON JENKINS MSc
Architect
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 210

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

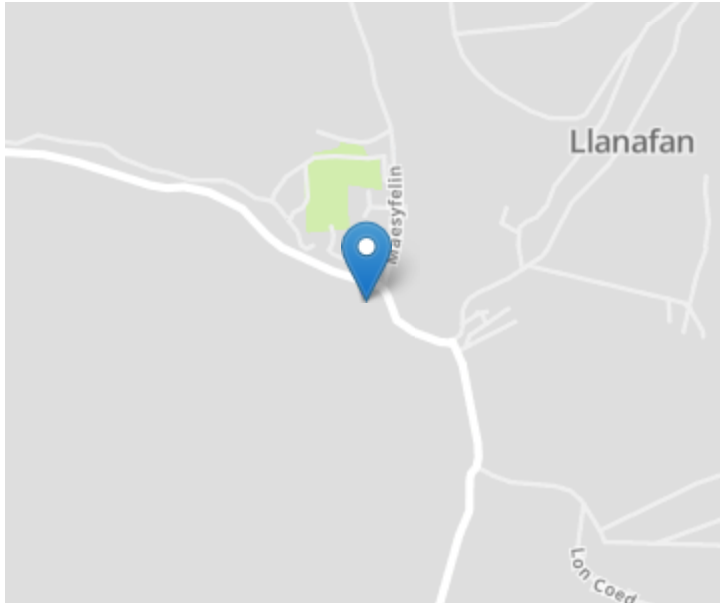
Any risk of coastal erosion? No

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 Aberystwyth, take the A487 from Aberystwyth heading South. From the roundabout take the first left hand turning onto Penparcau Road and then take the first right hand turn onto the B4340. Continue on this road for approx 7.5 miles and take the left hand turning sign posted for Llanafan. Continue on this road for approx a mile and the property will be located 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

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