

*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.



## **PLEASE NOTE**

Please note that photographs were taken in Spring 2024.

### **Tenure and Possession**

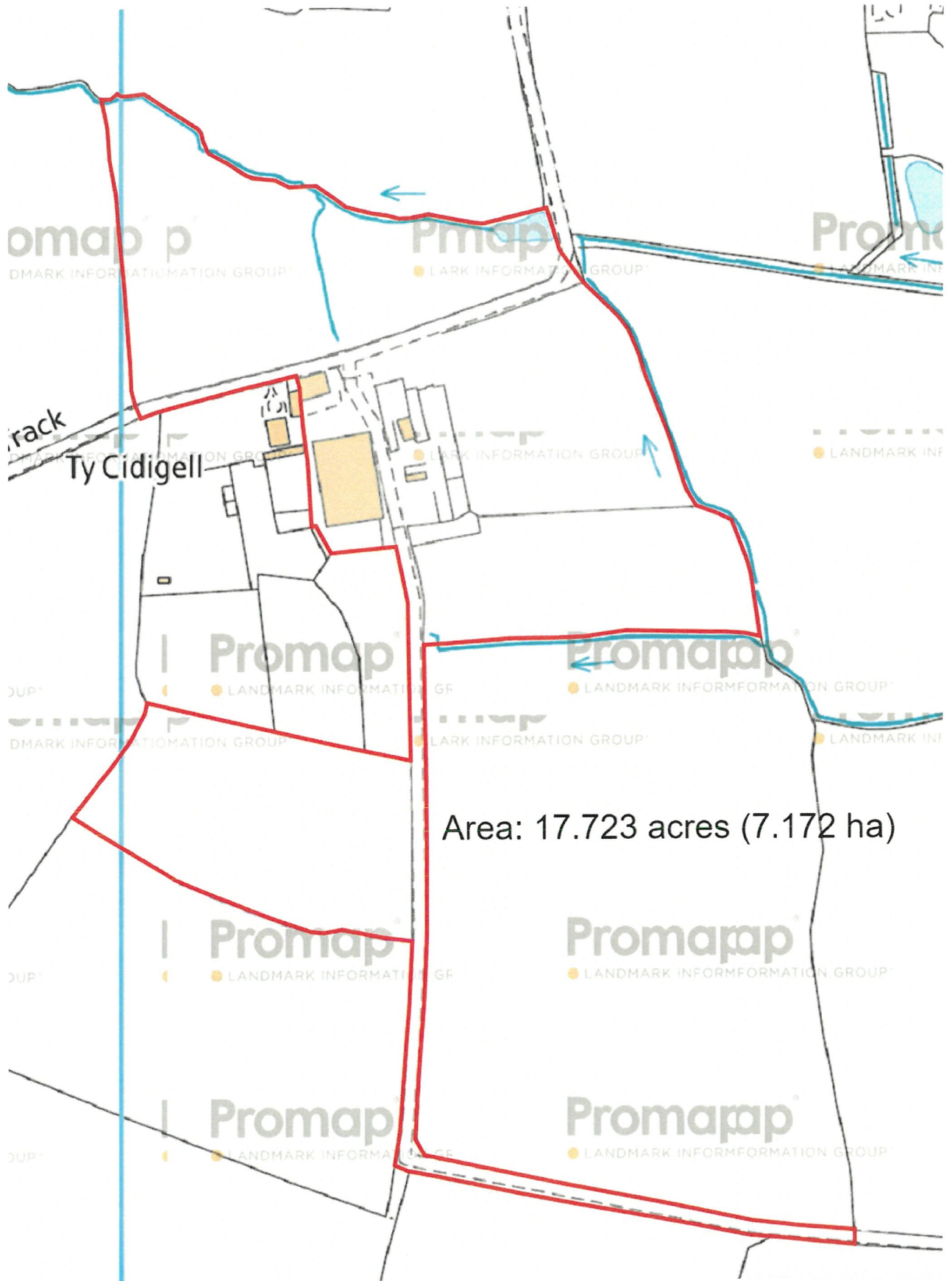
We are informed the property is of Freehold Tenure and will be vacant on completion.

### **Money Laundering Regulations**

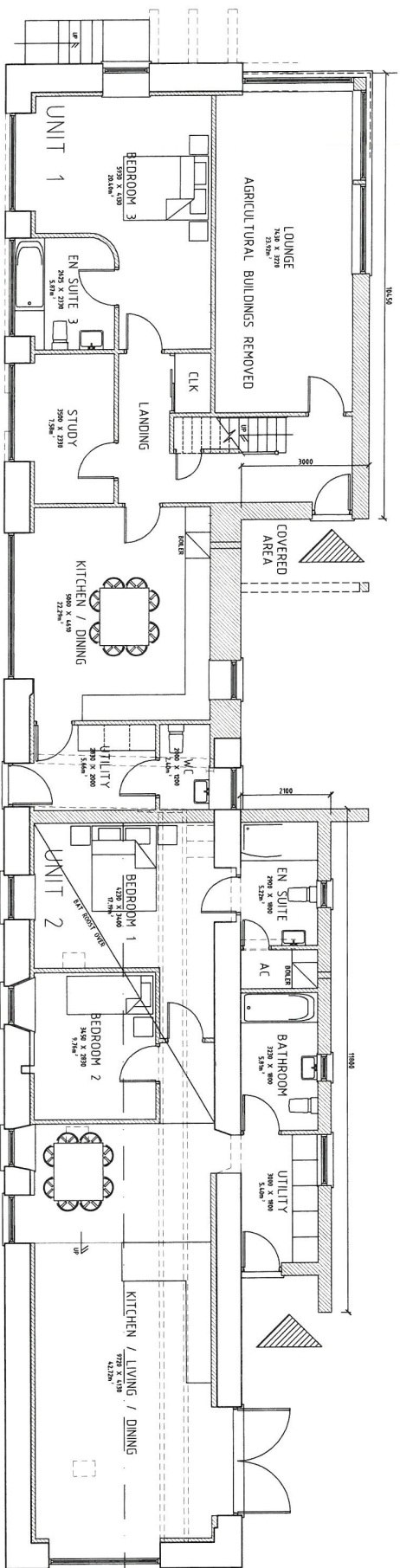
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

### **Services**

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

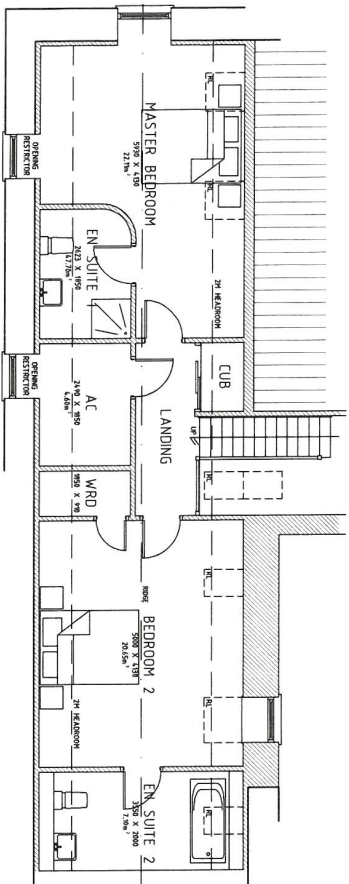






OUTBUILDING B GROUND FLOOR LAYOUT  
PLANS 1:50

YARD

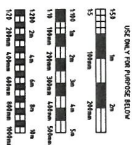


OUTBUILDING B FIRST FLOOR LAYOUT



RIDGE BAT ACCESS

SCALE BARS



THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS AND CONSENTS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT BODIES PRIOR TO COMMENCING WORKS. DIMENSIONS SHOWN ONLY TO BE TAKEN.

**ORIGINAL DRAWING A1**

REV	COMMENTS	DATE
A	ADDITIONAL BAT ROOST NOTES & REMOVE DOWNERS AMEND ALL TO MATCH	05/12

DRAWING RECORDED

ISSUE **Planning Application**

CLIENT **Mr J Owen**

**HARRIES**  
DESIGN & MANAGEMENT

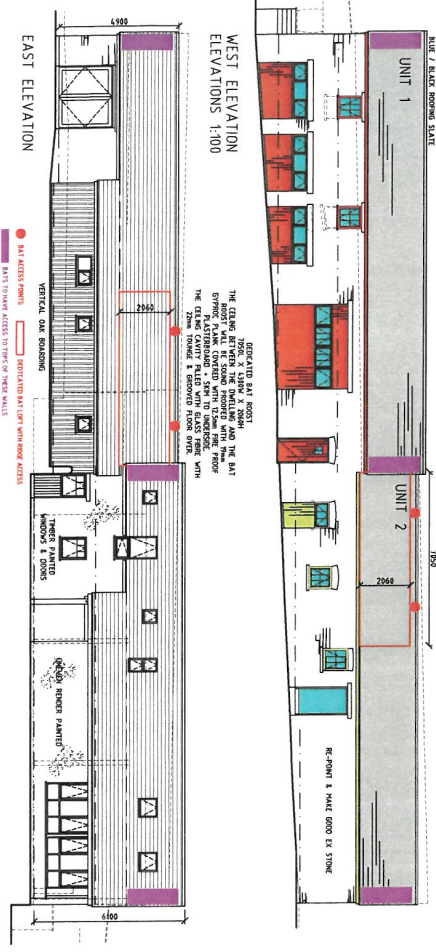
CORPORATE BUILDING ENGINEERS & CHARTERED BUILDING CONSULTANTS  
HENRIETTA ECLYNS/STREV, PEMBROKESHIRE, S441 3UP, WALES.  
T: 01223 891 458  
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PROJECT **Proposed Conversion of Outbuildings at Cidgill Uchaf, Blaenffos, Pembrokeshire, SA37 0HZ.**

DRAWING TITLE	SCALE	DATE
Unit 1 & 2 as Proposed	See Dwg	22.06.2012

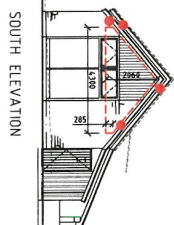
JOB No.	DRAWING No.	CHECKED	DATE
1249	09	WJ	22.06.2012

DRAWING TO BE READ IN CONJUNCTION WITH DAVID WOOLLEY BAT SURVEY

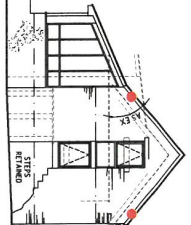


WEST ELEVATION  
ELEVATIONS 1:100

EAST ELEVATION

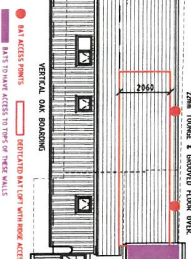


SOUTH ELEVATION



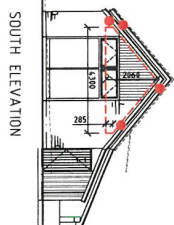
NORTH ELEVATION

THE CLIENT HAS BEEN ADVISED THAT THE BAT ROOSTS ARE NOT TO BE REMOVED FROM THE BUILDING. THE CLIENT HAS BEEN ADVISED TO STAY IN CONTACT WITH THE LOCAL AUTHORITY AND OTHER RELEVANT BODIES PRIOR TO COMMENCING WORKS.

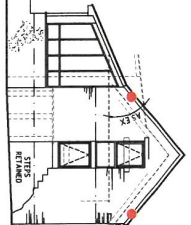


WEST ELEVATION  
ELEVATIONS 1:100

EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION





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 property please contact :

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