

*Exciting redevelopment project. 2/3 bed dwelling. In the heart of Ceredigion. Set within some 16 acres or thereabouts. Trefenter. Nr. Aberystwyth/Aberaeron/Tregaron. West Wales.*



**Glanrhos, Trefenter, Aberystwyth, Ceredigion. SY23 4HE.**

**£160,000**

**A/5315/RD**

**\*\* Exciting redevelopment project \*\* Existing derelict dwelling \*\* 16 acres of land \*\* Idyllic rural location \*\* Peace and tranquility \*\* Positive pre-application response to reinstatement of existing derelict dwelling \*\* A unique opportunity \*\* No 10% affordable housing contribution \*\* Accessed along a private quiet country lane \*\* 20 minutes drive to Cardigan Bay coastline \*\*  
A GREAT OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated near the hamlet of Trefenter conveniently positioned between the larger villages of Bethania and Llangwryrfon. The village relies on nearby Llanrhystud for its day to day needs including primary school, village shop and post office, mini supermarket, petrol station, local public houses, excellent public transport connectivity and access to the West Wales coastline. The university town of Aberystwyth is some 25 minutes drive from the property with a wider range of local amenities and services including regional hospital, Network Rail connections, National Library, Welsh Government and council offices, retail parks, traditional high street offerings, supermarkets, industrial estates and large scale employment opportunities.



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## THE PROPERTY

The property comprises of a derelict 2/3 bedroom dwelling split across 2 floors.

The property is original stone construction under a slated roof which has part caved in. Internally there are remnants of the existing slate flagstone flooring as well as the original fireplaces on either gable end.

To the side of the main dwelling is a former cow shed/pig sty. This has the potential to be included within the footprint of the proposed dwelling.

The property is set within its own curtilage with fields surrounding the southern and eastern boundaries of the property.





## PLANNING SITUATION

The sellers have secured pre-application correspondence from Ceredigion County Council planning department enquiring the potential reinstatement of the existing derelict dwelling known as Glanrhos into new dwelling providing 2/3 bedroom accommodation with extension on the side.

The pre-application was dated 1st February 2024 and is confirmed in principle to be in line with current planning policy and is therefore applicable in this sale.

The planning officer concludes in his general opinion that "The reinstatement of the dwelling would meet current planning policy requirements on the basis that:

"1. The original dwelling has not been demolished or fallen into such a state of disrepair so it no longer has a substantial appearance of a dwelling."

This is due to the retention of substantial parts of the external walls especially front and rear elevations, opening for doors or windows, roof, chimney stacks. The officer recognises that while the roof has partly collapsed, the main walls, openings and chimney stacks remain. Such the LPA

considers that the building continues to have a substantial appearance of a dwelling.

"2. The building is capable of renovation."

The LPA understands that while the property is in a poor state of repair it is capable of a renovation. Any future applications should be accompanied by a structural survey.

"3. The LPA must be satisfied that this is not a temporary or mobile dwelling."

The LPA confirmed that they are satisfied the building is not temporary or mobile in nature.

The LPA conclude that "With having regard to the above it is considered that they are in a position to support the principal of reinstatement of the building as a dwelling subject to other local planning policies being met.

The LPA has confirmed that they have no concerns regarding extending the residential accommodation to the adjoining single storey outhouse providing the proposal does not result in a separate and independent unit of accommodation.

Based on this pre-application response we believe a planning application in future would be welcome by the LPA and purchasers should rely on this response. Any queries regarding the LPA response, should be directed at the Planning Department on 01545 570881.

A full copy of this pre-application response is available from the sole selling agents.

## **THE LAND**

Set within some 16 acres or thereabouts of productive grassland currently used for grazing and cropping purposes. The land runs along the southern and eastern boundaries of the property providing a good buffer with adjoining agricultural property.

Within this 16 acres is a former ruin of a property known as Rhosygrug which is dilapidated and is again accessed off the access lane.





## ACCESS

Access to the property is via a shared private driveway owned by Morfa Du with a segregated private access from the south of the farmyard leading to Glanrhos.

Please note - the track to Glanrhos from this point will be in the ownership of Glanrhos.

Please note - that a public footpath runs along the northern boundary of the property.

## PLEASE NOTE

The sale of this property is unconditional and is not subject to securing planning permission for a new home.

Offers are invited on an unconditional basis.

## 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

The property benefits from mains water connection and nearby electrical connection point.

Council Tax Band - tbc.

Tenure - Freehold.





### Directions

The property is best approached from Aberaeron by taking the A487 north. Turn right on the B4577 signposted Penant/Tregaron and continue through the villages of Pennant, Cross Inn and on reaching Bethania turn left onto the B4576 signposted Llangwryfon. Continue for approximately 3 miles and after a sharp right hand turning for Trefenter (follow the B4576) the property is the next lane after approximately 1/2 mile on the right hand side identified by the access lane for Morfa Du.

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

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