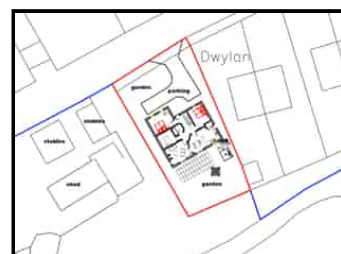
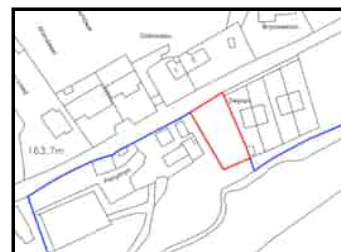


Affordable home building plot. Llanafan. Near Aberystwyth/Tregaron. West Wales.



Building Plot Adj. Pen y Bryn Llanafan, Aberystwyth, Ceredigion. SY23 4BA.

£50,000

D/2201/RD

**** Affordable home building plot ** Ideal for those seeking to get on the housing ladder ** Ideal development opportunity for future sale as affordable discount for sale dwelling ** Outline planning permission granted on 28/1/2025 ** Option to erect 2, 3 or 4 bed dwelling ** Set within spacious plot ** Road frontage ** Ample off-road parking opportunity ** Countryside views to rear ** Popular rural village location ** Walking distance to amenities ** 20 minutes drive to Aberystwyth town centre ** A UNIQUE AND GREAT OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the rural village of Llanafan within the upper reaches of the picturesque wooded Ystwyth Valley in the foothills of the Cambrian Mountains and within 20 minutes drive to the seafront of the coastal university and administrative centre of Aberystwyth.



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



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



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

PLANNING PERMISSION

Outline planning permission exists for the erection of a detached affordable home.

Ceredigion County Council planning reference A230832 granted 28/1/25. A copy of the planning permission, accompanying drawings and section 106 are available on request to those with a bona fide interest.

Condition 1 of the planning permission states that 'The development shall begin either before the expiration of eighteen months from the date of this permission or before the expiration of nine months from the date of approval of the last of the reserved matters to be approved, whichever is the later'.

Condition 2 states 'Details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved'.

Those interested should bear the above in mind so a purchase at the earliest opportunity is recommended.



THE PLOT

The plot currently forms part of the adjoining property of Pen y Bryn benefitting from road frontage onto the county road, excellent width for roadside access, parking etc.

This is a greenfield site with limited constraints on development and within an attractive setting.



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.

VIEWINGS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@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'.

To keep up to date please visit our Website, Facebook and

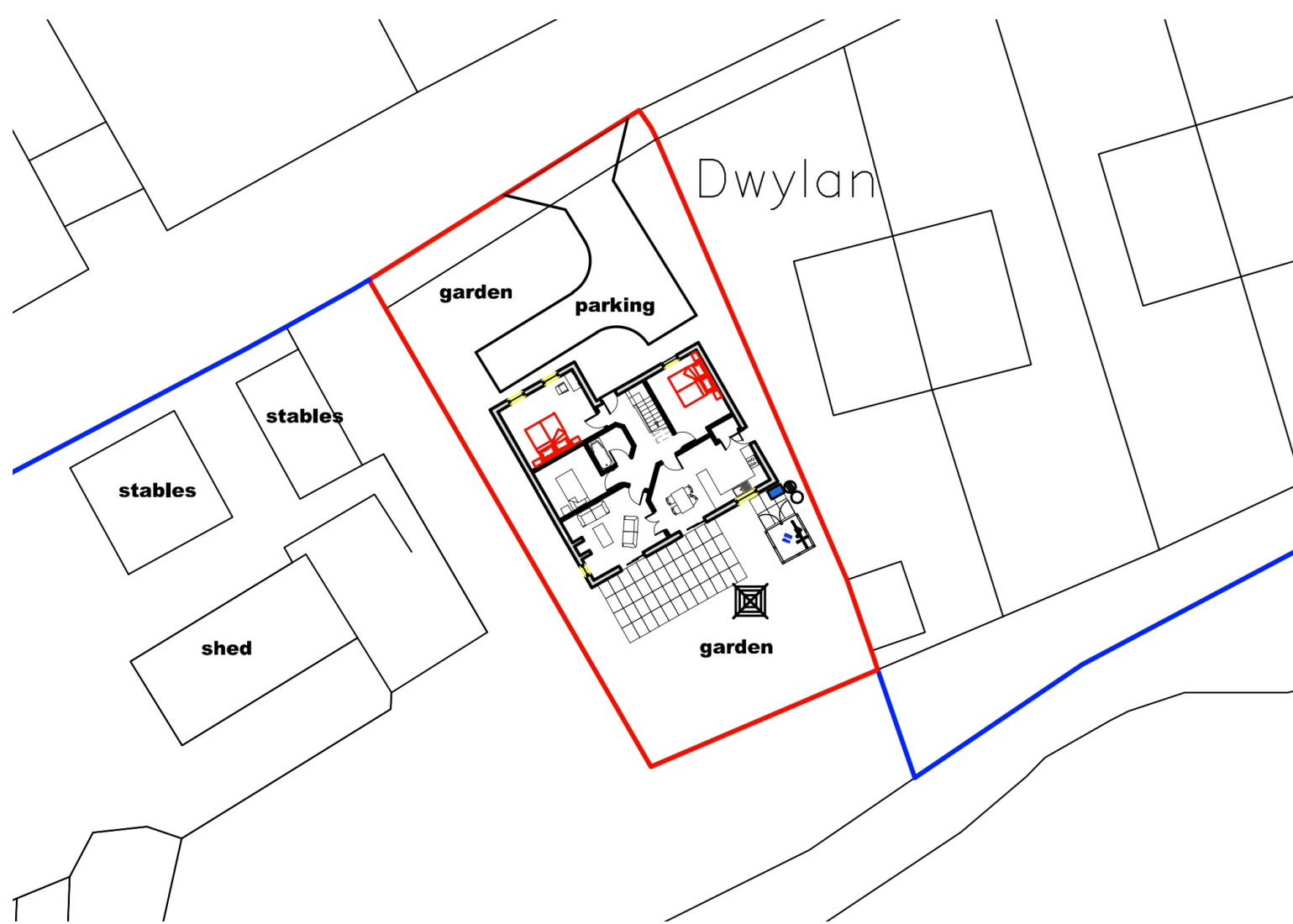
Instagram Pages

Services

Services - nearby services include mains water and electricity.

Private drainage. Heating system tbc.





MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

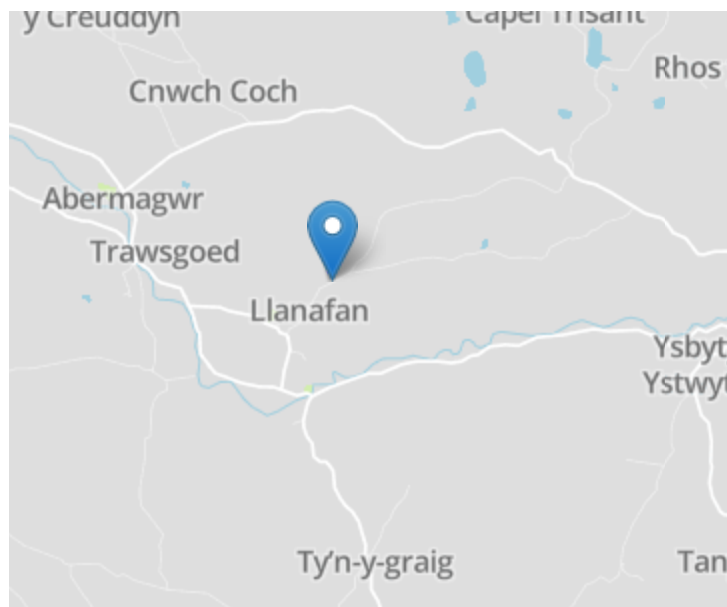
Any risk of coastal erosion? No

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 town centre proceed south on the A487 sign posted Aberaeron. On reaching Southgate, at the top of the hill near Penparcau, take the 1st left hand exit sign posted A4120 and B4340. Take the immediate right hand turning onto the B4340 sign posted Trawsgoed and Plas Nant Eos Mansion. Continue along this road and after some 7 miles you will pass through the village of Trawsgoed. Continue along the road towards Pontrhydfendigaid and after a couple of chicanes adjoining Trawsgoed Estate (ignore the right hand turning over the bridge towards Llanilar). You will see at the next left hand turning sign posted Llanafan. Proceed along this road for approximately 1 mile entering into the village of Llanafan and continue through the village passing a range of new homes on your right hand side and the land is positioned on your right as identified by the Agents For Sale board.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS®