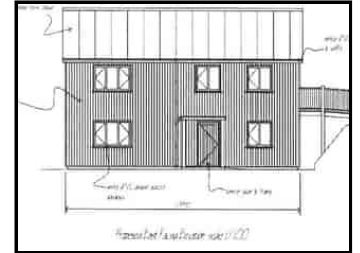
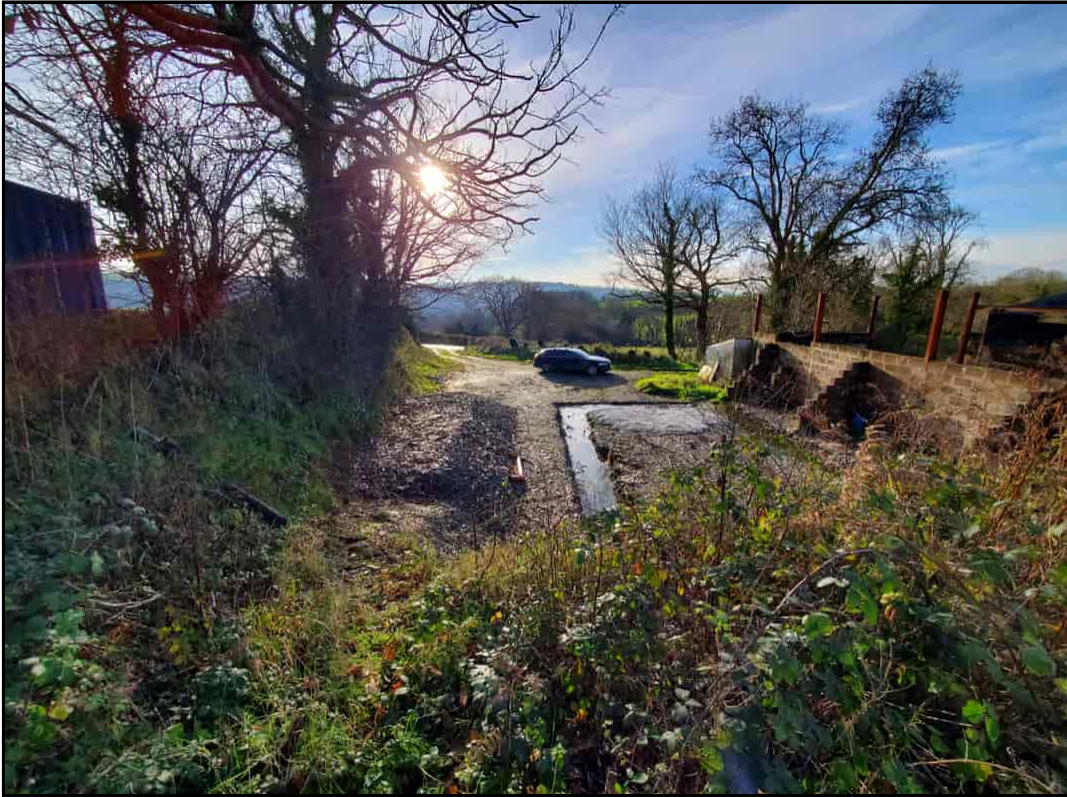


Regulated by:



Since 1989

***Rural Building Plot with 2.7 Acre Paddock. Rare Opportunity. 15 minutes Cardigan Bay Coast.
West Wales.***



Brenni Bach, Rhydlewis, Llandysul, Ceredigion. SA44 5SN.

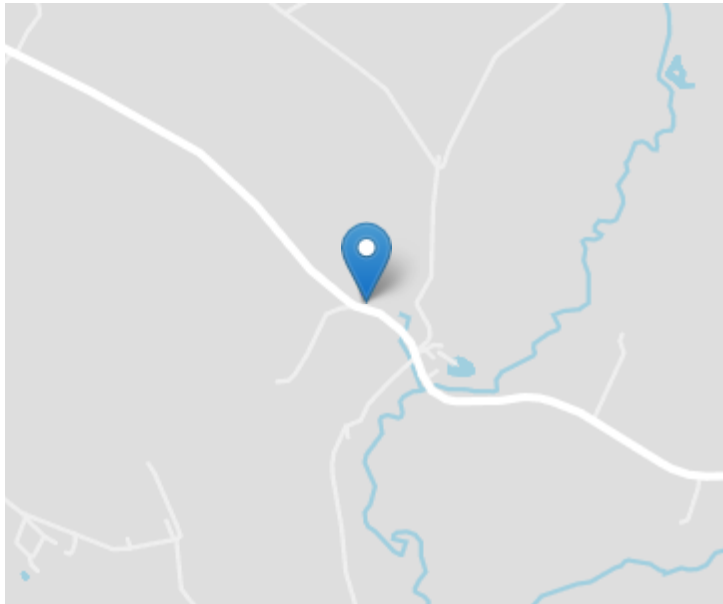
Ref D/2156/DD - Offers in Excess of -

£190,000

****RARELY AVAILABLE ! **An Opportunity to develop a small country smallholding**Former Farmyard with detailed planning permission for the erection of a new detached 3 bed house with footings installed**Just below the plot is a productive pasture paddock with stream on boundary**Including the plot the whole extends to just under 3 ACRES or thereabouts****

Quiet country location, a mile or so from the village community of Rhydlewis, some 2 miles off the main A487 coast road at Brynhoffnant which offers an excellent range of local amenities including convenience store, filling station, public house, area primary school etc. A 15 minutes drive from the Cardigan Bay coast with its several popular sandy beaches.

Half an hours drive from the County town of Cardigan with its comprehensive range of shopping and schooling facilities. Also within an easy reach of the Teifi Valley town of Newcastle Emlyn which has its own comprehensive range of shopping and schooling facilities. 40 minutes drive from Carmarthen and the link road to the M4 motorway.



GENERAL

The Building Plot adjoins Brithdir Farm yard and the area being sold is on the Eastern side of the yard where there are original hay barns etc in situ (Barns to be demolished in readiness for construction).

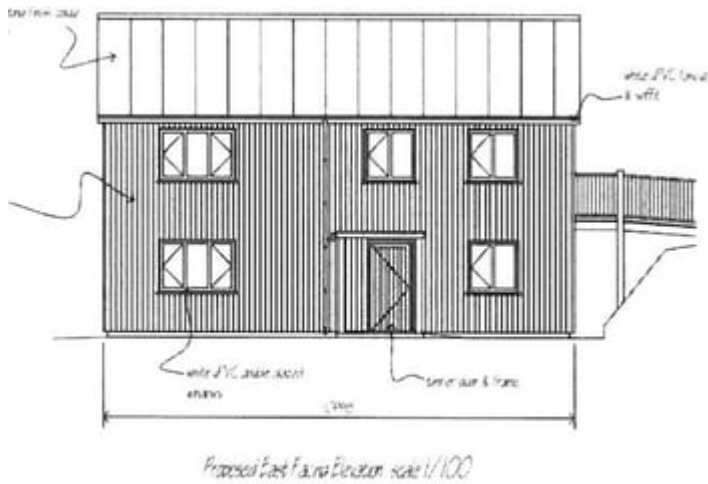
Detailed plans have been approved and full planning permission given on the 11th October 2018. Plans were deposited on the 29th January 2021 and approved on the basis that building works must commence within 3 years of that date.

(Planning Application No A180831)

(Building Regulations Plan No 0059/21/FP/MAST)

Copies of all documents available for inspection from the Agents office or can be sent via Post or Email.



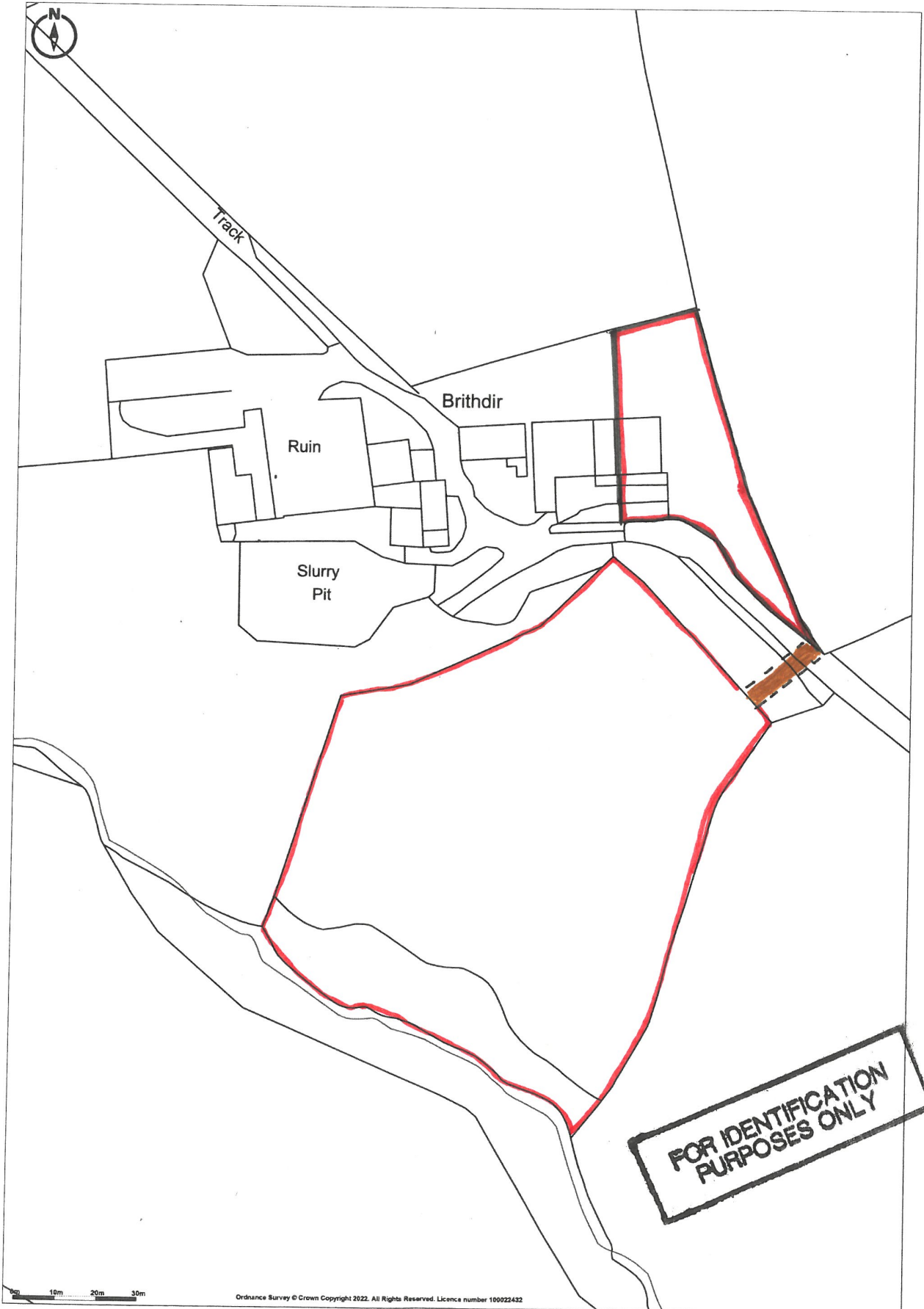


Services

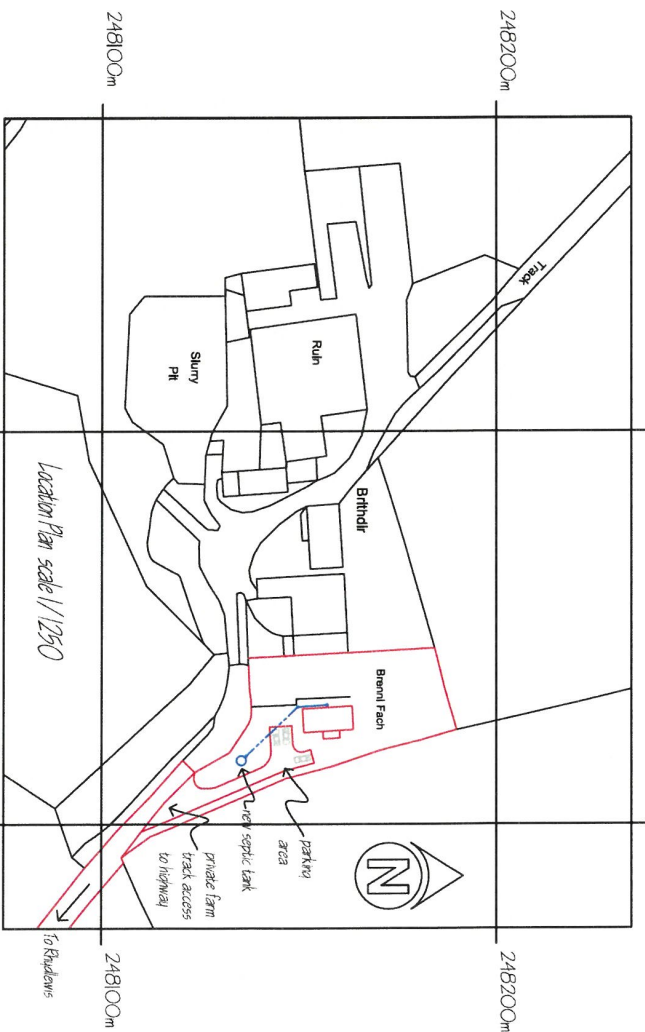
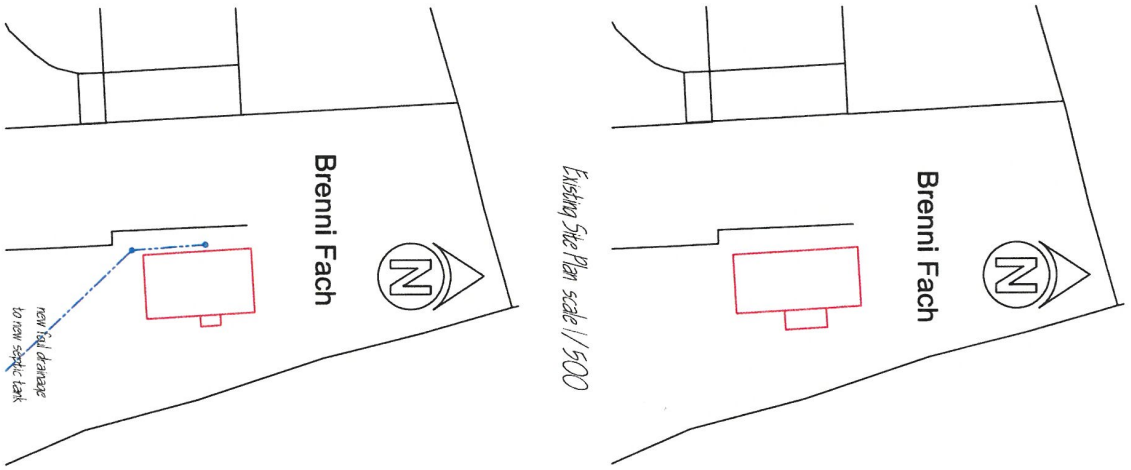
Mains Electricity and Water is available but not connected. A new Septic tank would need to be installed for drainage.

Directions

For ease of directions the vendor will meet viewers on the square in the village of Rhydlewis just by the bridge - By Appointment.



Drawing No. BD1916/Layout 01



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Location & Site Plans @

Brenni Fach, Rhudlewis, Ceredigion,
SA44 5SN,
for Mr Gareth Thomas

Drawing No. BD1916/Layout 01
Scale - 1/500: 1/1250
Drawn - November 2017 by CW

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