

*Freehold re-development site with existing range of lock-up garages in sought after Aberystwyth location.*



**Garages at, Heol y Garth, Penparcau, Aberystwyth, Ceredigion. SY23 1TE.**

**£20,000**

**C/2385/AM - GUIDE PRICE**

\*\*\*A useful parcel of land extending to 0.088 acre.\*\*\* Comprising a terrace of 6 and set of 3 and one off-set garage unit.\*\*\* Total of 10 garage units suitable for garaging, storage purposes or clearing of site for re-development subject to the appropriate Planning Consents being obtained.\*\*\* Details of Consents available for the site should be established via contact with Ceredigion County Council Planning Authority, Telephone: 01545-570881.

Access is available to a number of properties across part of the site.



**LAMPETER**  
12, Harford Square, Lampeter,  
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## Location

Located overlooking the village of Penparcau, just 1 mile from the centre of the University town, coastal resort and administrative centre of Aberystwyth.

## Agent's Comments

A well situated re-development site which is subject to various third party rights over, now comprising of a redundant arrangement of garages but equally restorable to existing or alternative use subject to the appropriate consents being obtained. The property is sold freehold with vacant possession by private treaty.

## Tenure

The site is freehold being sold with full vacant possession and part of Land Registry Title Number CYM442634.

## Entrance Road



## Central set of Garages



## Top set of Garages



## Top set of Garages



## Money Laundering

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.

### **Viewing**

The property is identified by the Agents 'For Sale' board.

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)

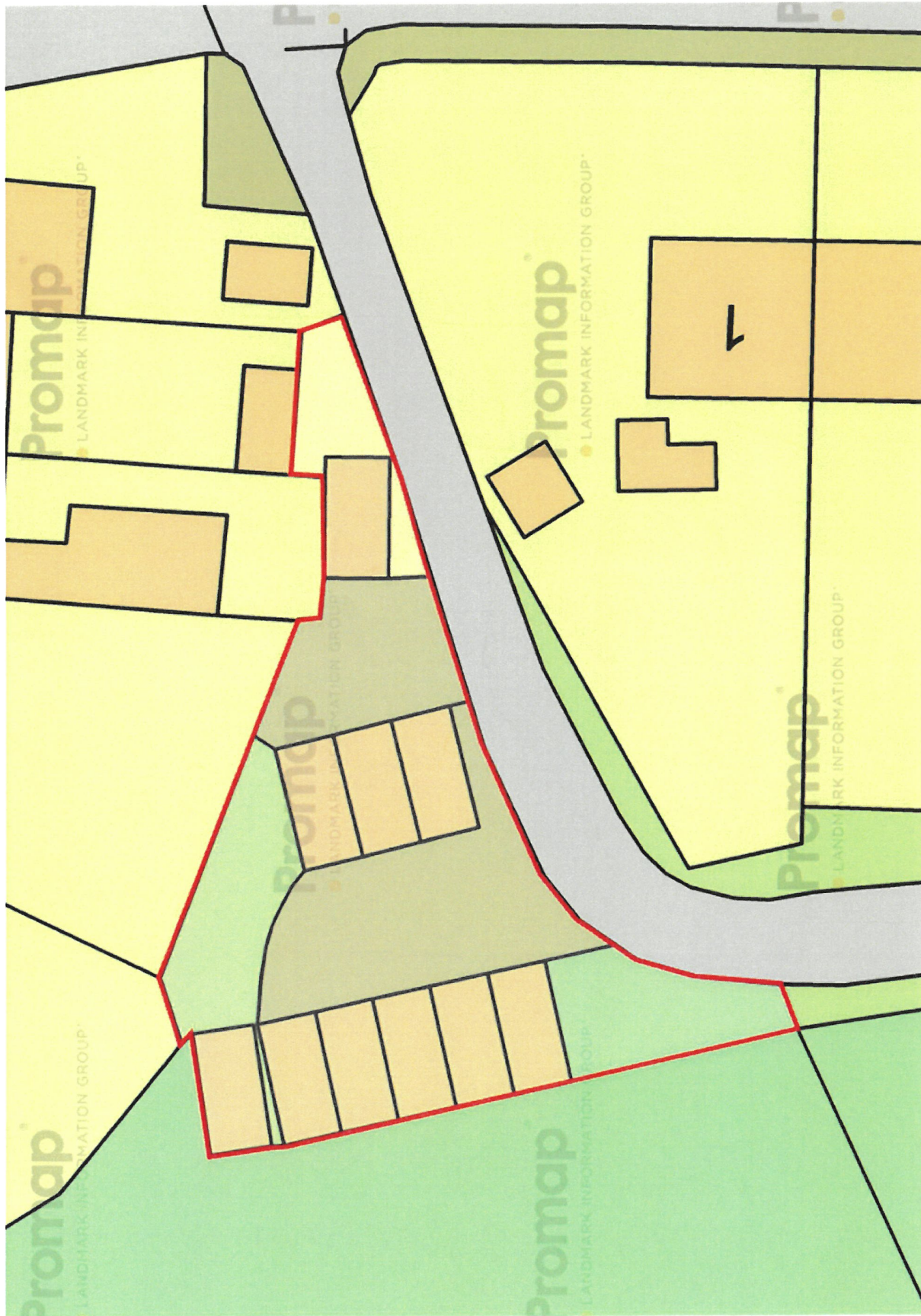
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Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

### **Services**

Mains services are believed to be available and in the vicinity and not connected presently.





***For Identification Purposes Only***

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## 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

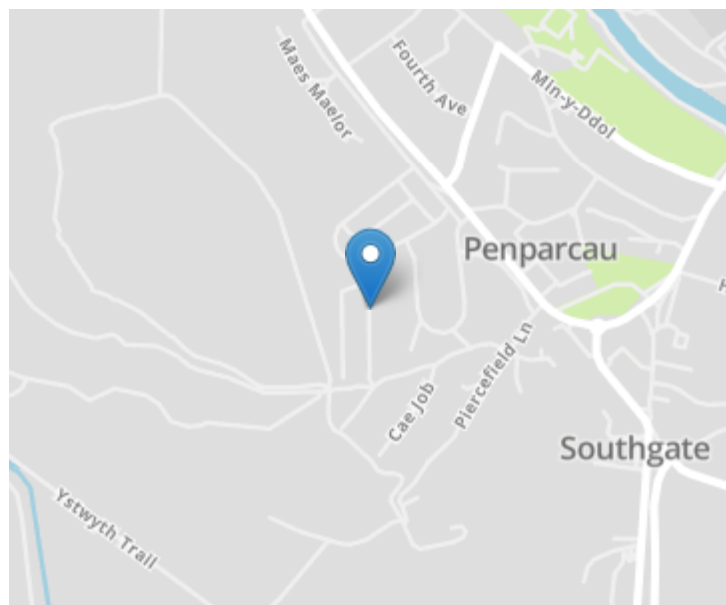
**Any risk of coastal erosion?** No

**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

The property is located at the top of Heol y Garth within Penparcau, postcode SY23 1TE.

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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