

*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.

£325,000

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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CARMARTHEN  
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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.



## 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 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



## 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





## PLEASE NOTE

Please note that photographs were taken in Spring 2024.

### Tenure and Possession

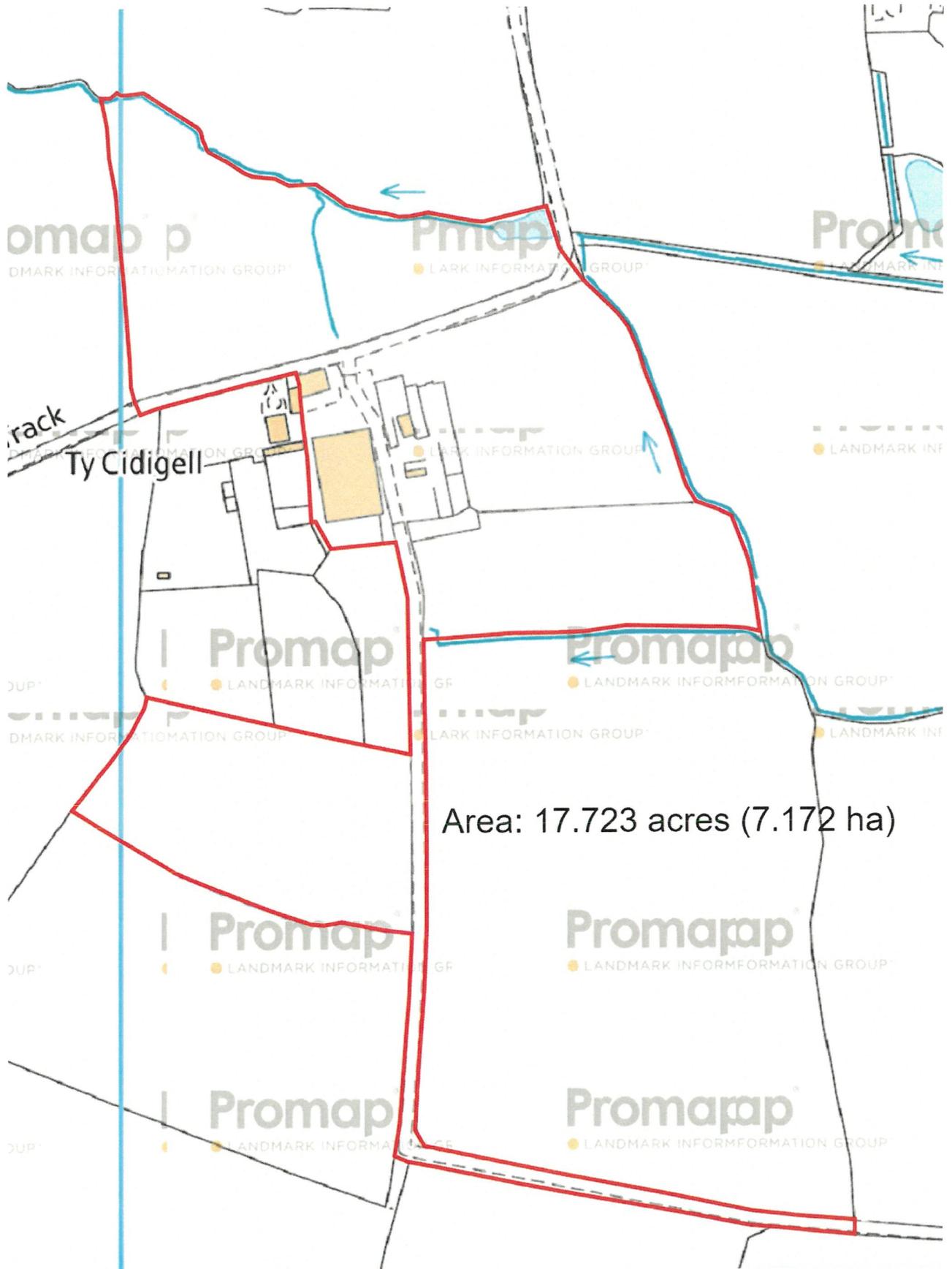
We are informed the property is of Freehold Tenure and will be vacant on completion.

### Money Laundering Regulations

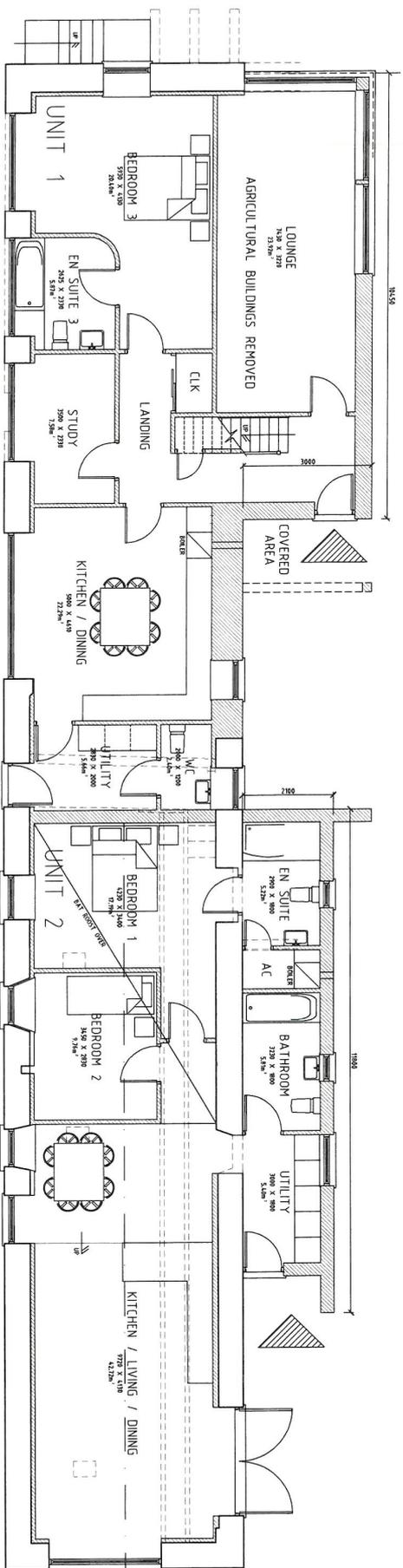
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

### Services

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

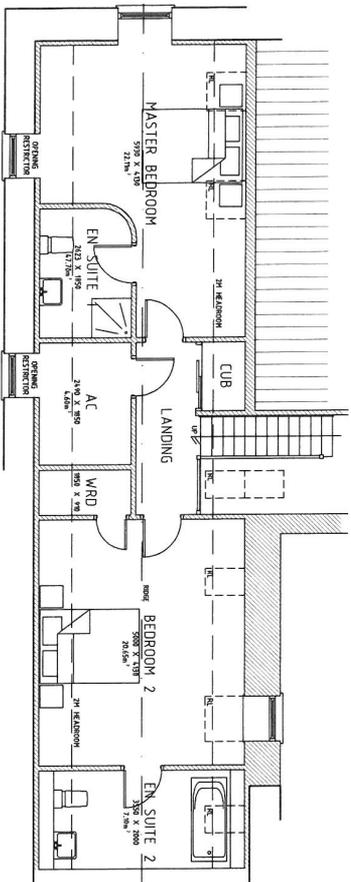






OUTBUILDING B GROUND FLOOR LAYOUT  
PLANS 1:50

YARD

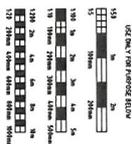


OUTBUILDING B FIRST FLOOR LAYOUT



RIDGE BAT ACCESS

SCALE BARS



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**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

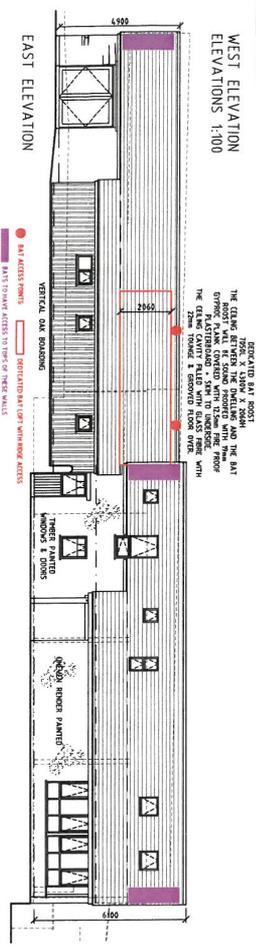
CORPORATE BUILDING ENGINEERS & CHARTERED BUILDING CONSULTANTS  
HENRIETTA ECLYNS/STREV, PEMBROKESHIRE, SA41 3UP, WALES.  
T: 01223 891 458  
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PROJECT **Proposed Conversion of Outbuildings at Cidgill Uchaf, Blaenffos, Pembrokeshire, SA37 0HZ.**

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 TO UNDERSTAND THE REASON FOR THIS AND TO CONSIDER THE IMPACT OF THE ROOSTS ON THE BUILDING AND THE ENVIRONMENT.

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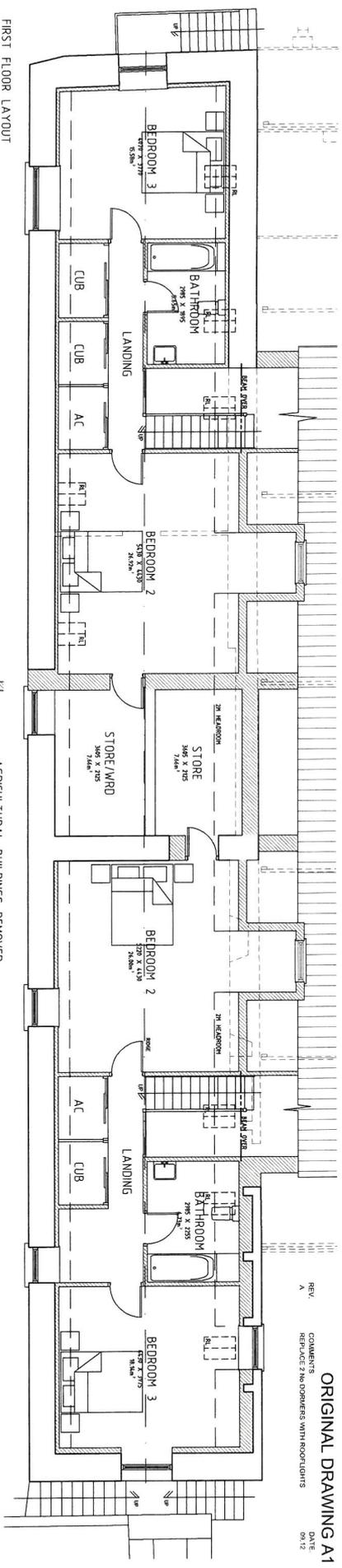
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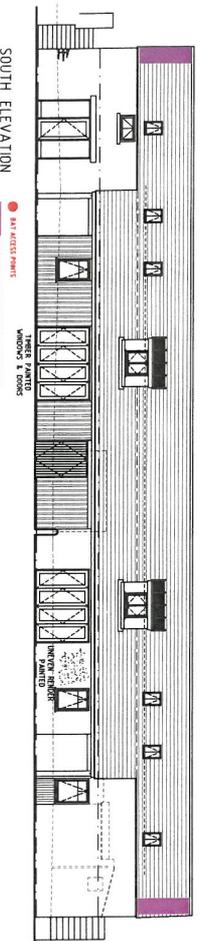
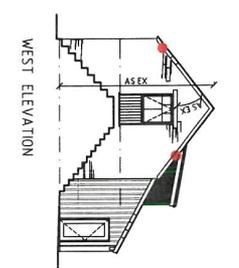
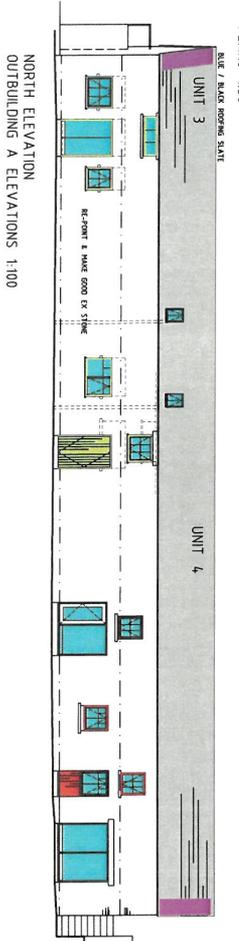
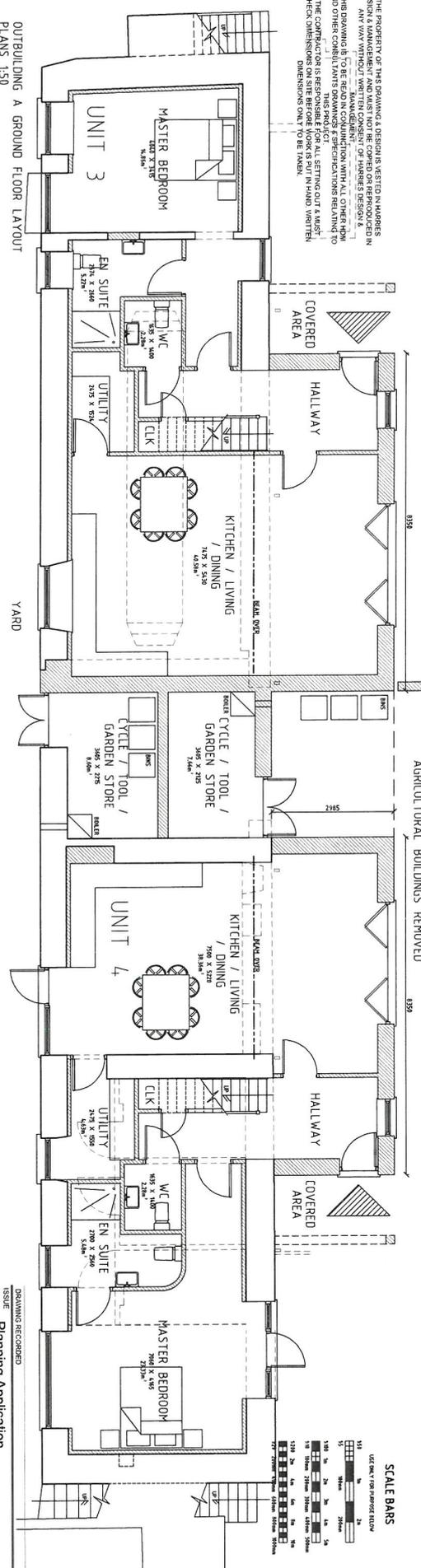
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REV	COMMENTS	DATE
A	REPLACE 2 WINDOWS WITH DOORLIGHTS	06/12



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DRAWING TO BE READ IN CONJUNCTION WITH DAVID WOOLEY BAT SURVEY

JOB NO	SCALE	DRAWN BY	CHECKED	DATE
1249	1:100	10	A	22.06.2012

**HARRIES**  
DESIGN & MANAGEMENT

PROJECT  
Proposed Conversion of Outbuildings at Cidgill Uthral, Balaentros, Pentroekeshire, SA37 0HZ.

DRAWING TITLE  
Unit 3 & 4 as Proposed

CORPORATE BUILDING SURVEYORS & CHARTERED BUILDING SURVEYORS  
HENRIK LUN, EQL/VS/MSW, PENROEKESHIRE, SA41 3JP, WALES.  
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F 01223 891 455  
E. info@harridesign.co.uk

DRAWING RECORDED  
ISSUE  
Planning Application  
CLIENT  
Mr J Owen

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

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



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