

For Sale By Informal Tender - 11.5 Acres of grazing and amenity land. An unique opportunity to secure a substantial parcel of land on the edge of Aberaeron. Exceptional views along the Cardigan Bay coastline towards New Quay to the south and Snowdonia to the north.



Land at Clogfryn, Cardigan Road, Aberaeron, Ceredigion. SA46 0ET.

£80,000

(GUIDE PRICE) REF A/5620/RD

****FOR SALE BY INFORMAL TENDER **** Best offers to be received at the offices of Morgan and Davies, Aberaeron no later than 12 noon on Friday 1st May 2026 (Tender form attached) or via e-mail to rhys@morgananddavies.co.uk.

****11.5 acres of grazing and amenity land**Edge of Aberaeron town**Immediate access onto the A487**Part of the land forms part of the All Wales coastal path**Exceptional views along the Cardigan Bay coastline towards New Quay to the south and Snowdonia to the north**Potential for tourism led development - subject to the necessary consents**Access road owned by the property**Currently used for grazing purposes**Stream boundary**A RARE AND UNIQUE OPPORTUNITY ON THE EDGE OF ABERAERON - MUST BE VIEWED TO BE APPRECIATED****

The property is situated on the edge of the Georgian harbour town of Aberaeron. The town offers a good level of local services and amenities including primary and secondary schooling, community health centre, leisure centre, traditional high street offerings, local cafes, bars, restaurants and good public transport connectivity. The property lies equi distance 30 minutes from the university town of Aberystwyth to the north and the market town of Cardigan to the south. The town of Lampeter being some 14 miles drive to the east.



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



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



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

THE LAND

The land measures some 11.5 acres or thereabouts of grazing and amenity land, situated in an elevated position to the south of Aberaeron town centre.

The land is currently subject to a grazing agreement which expires on the 30th November 2026 and is currently let on an annual agreement with a local farmer.

Access to the land is via a tarmacadamed driveway which serves residential properties as well as a council owned property.

The land has grazing and amenity uses but is considered to have potential for tourism led development - subject to necessary consents.





PLANNING

All parties to satisfy themselves of any future planning prospects by contacting Ceredigion County Council Planning Dept. Tel 01545 570 881.

The land is considered to have potential for residential, commercial or tourism led development led opportunities - subject to the necessary consents.

Offers would be considered on unconditional basis only.

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 ARRANGEMENTS

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 not aware of any services to the property.



EST. 1989

Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS

(Subject to Contract)

On

LAND AT CLOGFRYN CARDIGAN ROAD ABERAERON CEREDIGION SA46 0ET

Ref A/5620/RD

To be sent/delivered/emailed to the Agents Offices

No later than -

12 Noon on Friday 1st May 2026

To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS

Email: rhys@morgananddavies.co.uk / aberaeron@morgananddavies.co.uk

I/We (Full Names).

Address

.....Post Code.....

Tel :E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications, and the property is sold as seen.

My/Our Solicitors are:-

.....
.....

Signed

Date



Directors: Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

www.morgananddavies.co.uk

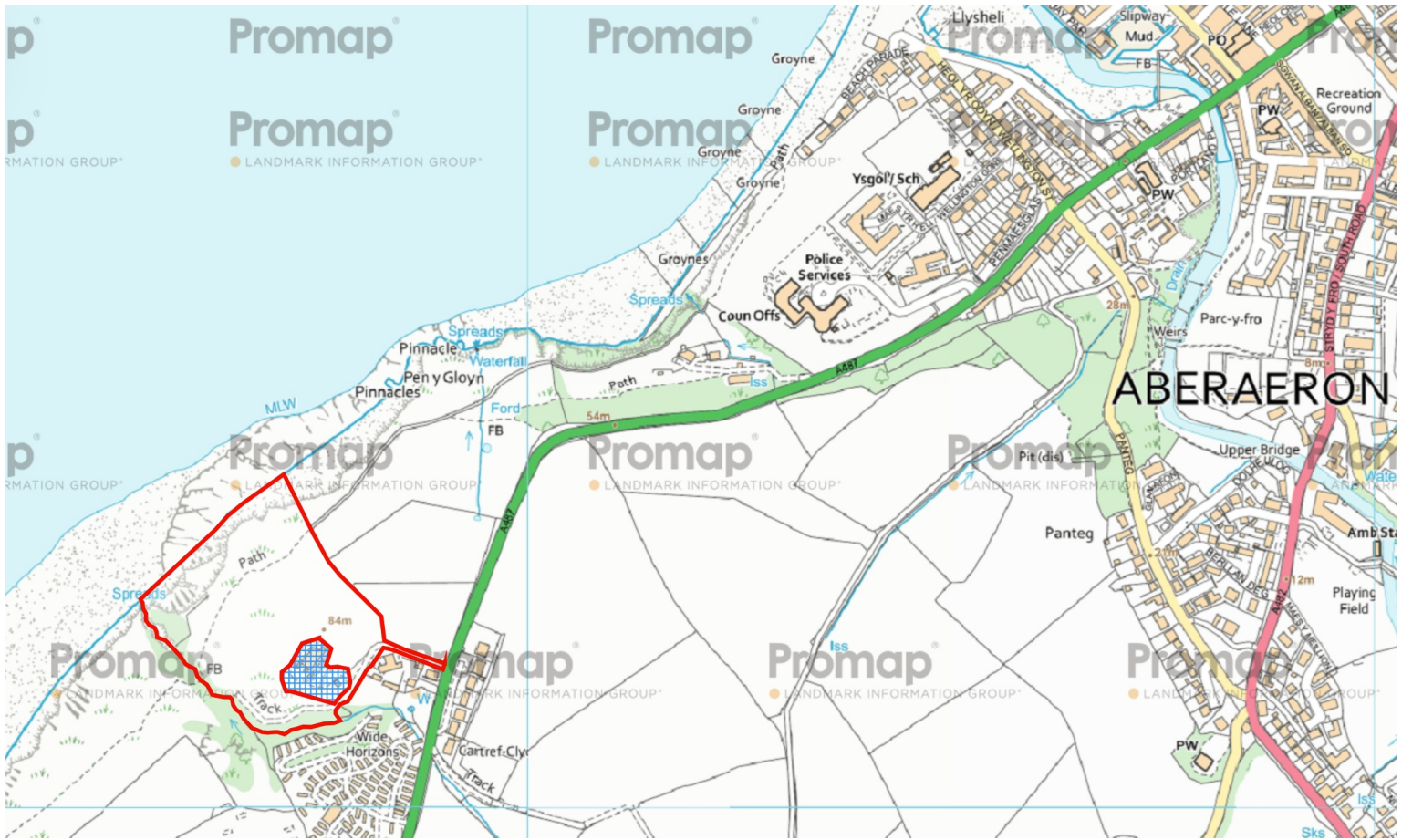
Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575

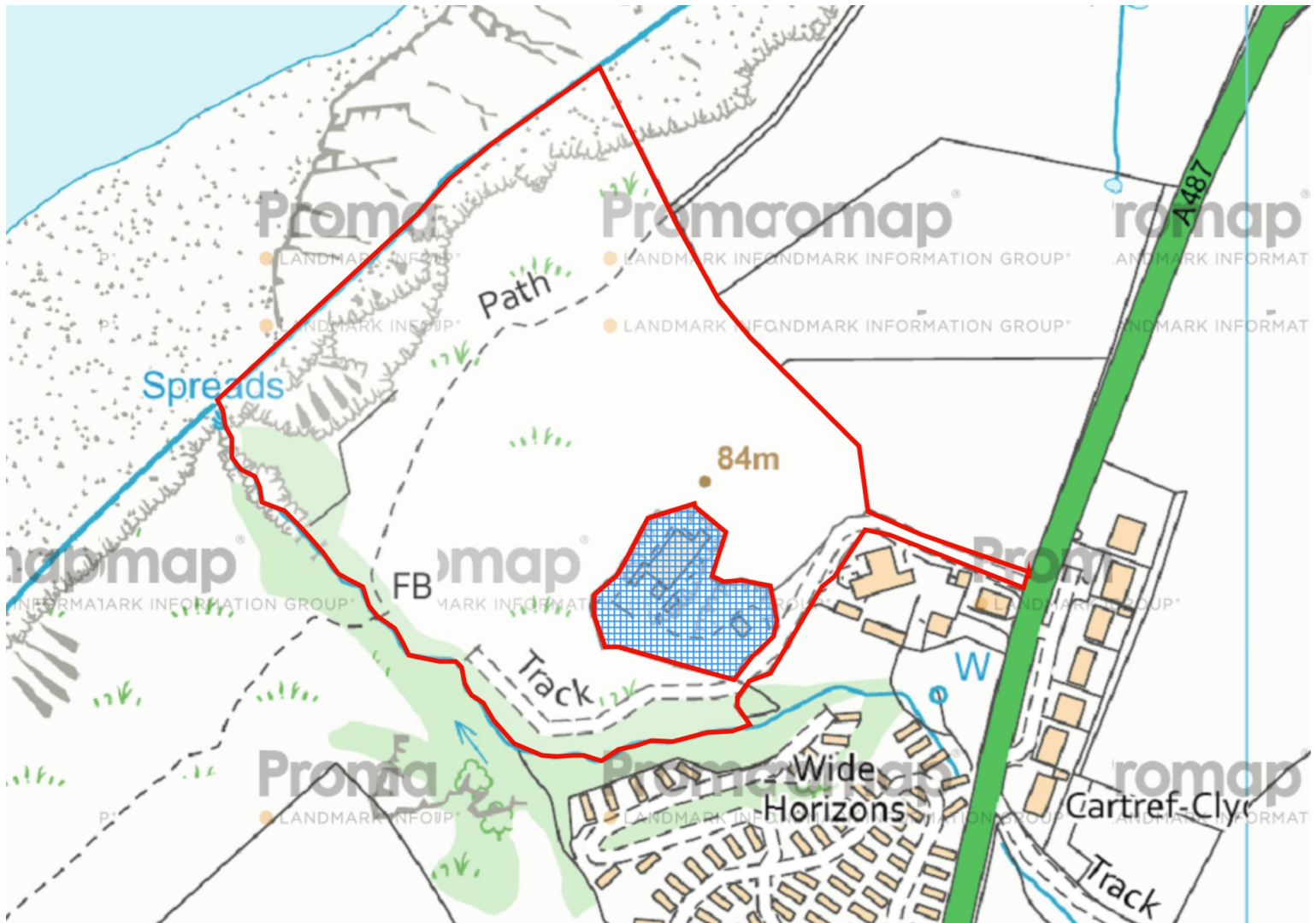


ABERAERON
4 Market Street, Aberaeron, Ceredigion SA46 0AS
TEL: 01545 571 600 FAX: 01545 571 770
aberaeron@morgananddavies.co.uk



LAMPETER
12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk





MATERIAL INFORMATION

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

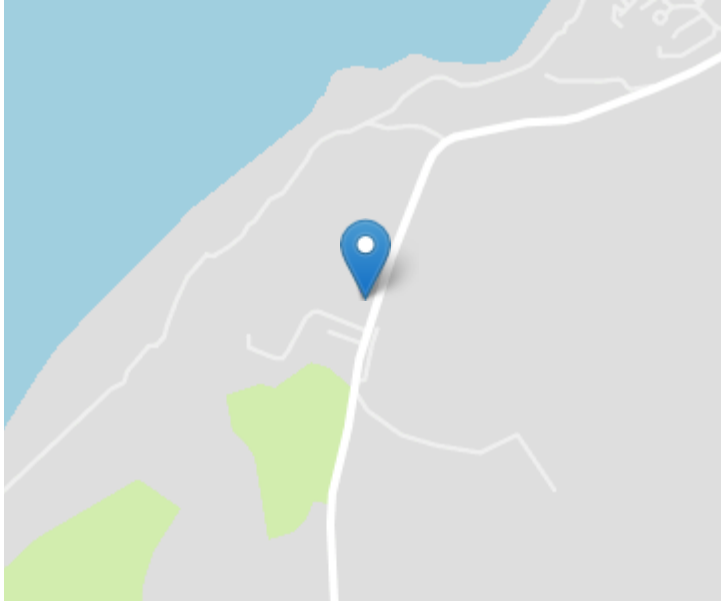
Any risk of coastal erosion? No

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

Travelling south from Aberaeron you will proceed up the hill and around the bend. Proceed for a further 200 yards and the access to Clogfryn land is located on the right hand side 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[®]