

Regulated by:



**RICS**



Since 1989

*On Line Property Auction - An exciting opportunity to purchase a rurally positioned barn, set in approximately 0.5 acres near Tregaron, West Wales*



**Barn at Penrhos, Llangeitho, Tregaron, Ceredigion. SY25 6QJ.**

**A/4878/LD**

**£39,000**

**\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\***

**\*\*\* This auction will be held by our joint Auctioneers Auction House, South Wales  
[www.auctionhouse.co.uk/south-wales](http://www.auctionhouse.co.uk/south-wales) - Bidding will open at 12 noon on Monday 12th July 2021 and will run  
until 12 noon on Wednesday 14th July 2021 \*\*\***

**\*\*\* Peaceful rural location in a courtyard position \*\*\* Traditionally built Barn being a former farmhouse \*\*  
Previously having Planning Permission in 1988 to return to a residential dwelling - now lapsed \*\*\* Set amongst  
the Cambrian Mountains in an area of unspoilt natural beauty \*\*\* To be sold with a paddock - being left to  
nature in recent times, now a haven for local wildlife \*\*\* A unique and rare opportunity \*\*\* Electricity and  
water connection nearby but not connected \*\*\* An entrance to be permitted and created \*\*\* In a fantastic  
location- don't miss out! \*\*\* An opportunity to create your very own smallholding \*\*\***

## LOCATION

The barn being rurally positioned and only 1.5 miles equidistant of the rural community of Penuwch and Llangeitho, occupying a delightful position overlooking the unspoilt West Wales countryside.

The barn is some 5 miles from the Upper Valley Teifi market town of Tregaron, with a good range of available facilities and 10 miles inland from the coastal and noted Georgian Harbour town of Aberaeron, and some 8 miles North of the University and market town of Lampeter. The University town of Aberystwyth lies some 11 miles distant.

## GENERAL

Here we have an exciting opportunity opportunity to acquire a former Farmhouse, now being a traditional barn, previously having planning Permission to return to a residential dwelling. That Planning Permission has now lapsed and the barn is being sold with no current Planning Permission.

As a whole, the site extends to some 0.5 acres with a small paddock which has been left to nature in recent times, but offers an abundance of mature and young native trees and provides a haven for local wildlife, but could easily be re-established to offer animal grazing.

There are water and electricity connections nearby, but not presently connect. An entrance point will need to be permitted and created. In all, an opportunity to create your very own smallholding.



## THE BARN



35' 2" x 16' 3" (10.72m x 4.95m) in total internally, and being split as follows.

### Former Dairy

With original concrete doors in situ. Concrete flooring and front entrance door.

### Hay Store

With separate entrance door.

### Lean-to store

7' 4" x 7' 6" (2.24m x 2.29m)

# Paddock



# PREVIOUS PERMISSION AND PLANS

BUILDING ACT 1984  
The Building Regulations 1985.

Ref. No.:  
360/88/N.128

## Notice of Passing of Building Plans

To Mr. Peter Stone  
Rhydhawen  
Rontgarreg  
Llandysul

NOTE: THIS DOCUMENT DOES NOT GIVE APPROVAL UNDER THE TOWN AND COUNTRY PLANNING ACTS WHERE NECESSARY, PLANNING APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING COUNTY HALL, ABERAERON

ON 6th June 1988, in accordance with the Building Regulations 1985, you deposited full plans with the Ceredigion District Council ("the Council") of which the reference number is 360/88/N.128 in respect of building work at Penrhos, Llangeitho [to be] known as Alterations to out building to provide dwelling

THE COUNCIL NOW GIVES YOU NOTICE, in pursuance of section 16 of the Building Act 1984, that the plans were passed on 27th June 1988 [Subject to the condition(s) set out overleaf].

AND TAKE NOTICE that the passing of the plans operates as an approval thereof only for the purposes of the requirements of the Building Regulations 1985, of sections 18, 19, 21, 23(3), 24, 25 and 71 of the Building Act 1984 and section 10 of the Clean Air Act 1956 (as amended) (in each case if applicable) and does not operate as an approval for the purposes of any other statutory provision whatsoever. It is emphasised that if the proposed work constitutes or involves development within the meaning of the Town and Country Planning Act 1971, for which express planning permission is necessary, no work may be proceeded with until such permission has been obtained. Approval as to the height of any chimney or the provision of grit arrestment plant may also be required under the Clean Air Act 1956. Further, if it is desired to obtain a grant towards the cost of improvement and/or conversion under the Housing Act 1974, an application must be made to the Council and their approval obtained, before work is commenced.

AND FURTHER TAKE NOTICE of the requirements of the Building Regulations that the Council shall be furnished with the following notices:-

- not less than forty-eight hours' notice in writing of the date and time when the work will be commenced;
- not less than twenty-four hours' notice in writing before the covering up of any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site;
- not less than twenty-four hours' notice in writing before any drain or private sewer to which the regulations apply will be haunched or covered in any way; and
- not more than seven days after the work of laying such drain or private sewer has been carried out, including any necessary work of haunching or surrounding the drain or private sewer with concrete and backfilling the trench.

And, in addition, notice of:-

- the erection of a building, not more than seven days after completion, or (if a building or part of a building occupied before completion) not less than seven days before occupation as well as not more than seven days after completion; and
- any other work, not more than seven days after completion;

In the calculation of a period in respect of the giving of a notice no account shall be taken of a Saturday, Christmas Day, Good Friday, Bank Holiday or day appointed for public thanksgiving or mourning.

A fee of £ 158.70 will be payable to the council in respect of its first inspection of the building prescribed by the Building (Prescribed Fees, etc.) Regulations 1985.

If this work is not commenced within three years of the deposit of the plans as aforesaid, the Council notice given to you, declare that the deposit of the said plans shall be of no effect, pursuant to section 16 of the Building Act 1984.

DATED 27th June 1988 SIGNED W.P.J.  
26 Bridge Street Director of Technical Services  
ABERYSTWYTH Dyfed (The officer appointed for this purpose)

(Address to which all communications should be sent. SHAW & SONS LTD., Shawway House, London SE26 5AE. Cat. No. BR8 Copyright Form.)

Page 1

Cyngor Dosbarth CEREDIGION District Council  
Town and Country Planning Act 1971

D1/875/88

## PLANNING PERMISSION

Applicant: Mrs. Harrop Agent: Mr. P. Stone, Rhydhawen Rhydlewis

NOTE: This permission does not constitute approval under the Building Regulations, which must be obtained from the Director of Technical Services.

Part 1 - Particulars of application  
Date of application 6th June, 1988 Application No. D1/875/88

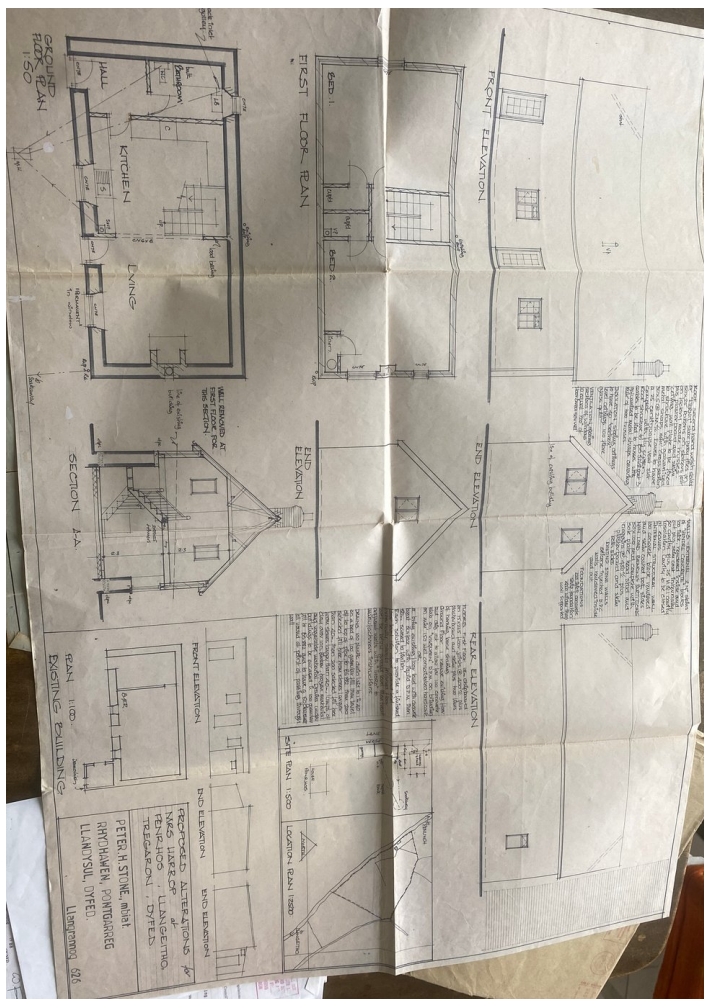
Particulars and location of development  
Penrhos, Llangeitho. Change of use of outbuilding to residential use  
(Grid Reference: 261240262480 )

Part 2 - Particulars of decision

The Ceredigion District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- The development must be begun not later than the expiration of five years beginning with the date of this permission.
- A soakaway must be provided to cater for the surface water drainage from this development.
- Adequate parking and turning space shall be provided for vehicles induced by the development.
- The proposed parking facilities shall be completed before the development is brought into use.
- The vehicular access shall be laid out and constructed in accordance with Typical Layout No. 1.
- The access shall be constructed and drained to the satisfaction of the Local Planning Authority before any other operations commence.
- Surface water shall be trapped and disposed of so as not to flow on to the adjoining highway.

CONTINUED ON NEXT SHEET



## LAND

The paddock is located to the front and side of the barn, giving the perfect country aspect. The land has been left to nature in recent times and now offers a haven for local wildlife with a good range of mature and young native trees, along with a peaceful stream boundary.

The land could easily be re-established to offer animal grazing. As a whole, a great project.

Please Note: we are informed that a public footpath runs through the land.

## AGENTS COMMENTS

An exciting opportunity to create your very own smallholding.

## TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## LEGAL PACK

The legal pack will be available via our joint Auctioneers Auction House, South Wales.

## VIEWINGS

Viewings to be pre-arranged via the Lampeter Office - Telephone 01570 423 623 or email [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

## LAND PLAN

### Services

Water and electricity available nearby, but not currently connected.

### Directions

From Lampeter take the A482 towards Aberaeron. After 4 miles turn right onto the B4337 towards Aberystwyth. Proceed on this road for 7 miles drive through the village of Talsarn until you reach the village of Cross Inn. At the cross roads, beside the pub, turn right and continue through the villages of Bethania and Penuwch. Continue for approximately 1 mile, on a left hand bend, take a right hand turning towards Llangeitho.

Continue for approximately 1/4 mile and the barn and farmhouse will be located on your right hand side as 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)

[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 Facebook and Instagram Pages

FOR IDENTIFICATION  
PURPOSES ONLY



Barn at Penrhos, Llangelitho, Tregaron, SY25 6QJ

Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence Number: 100022432

Ordnance Survey © Crown Copyright 2021. All Rights Reserved.  
Licence number 100022432  
Printed Scale - 1:1000 Paper Size - A4

**Promap**  
LANDMARK INFORMATION

