

*A farmyard and 17.723 acres with a range of modern and traditional outbuildings with previous planning consent for 4 residential units overlooking the Preseli Hills. North Pembrokeshire.*



Cidigill, Blaenffos, Boncath, Pembrokeshire. SA37 0HZ.

£350,000

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 laid to pasture land \*\*\* Split into several well maintained paddocks \*\*\* Well fenced and stock proof  
\*\*\* Recently reseeded pasture land \*\*\*

\*\*\* Traditional range of buildings have previously been granted planning consent to be converted into 4 residential units \*\*\*  
Please see plans \*\*\*

\*\*\*Modern range of outbuildings \*\*\* Including an indoor silage pit, cow shed, general purpose shed and stables \*\*\* Concrete yard  
\*\*\*



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



## 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.



## Description

The placing of Cidigell give a perfect opportunity for the perspective purchasers to an unlimited range of diversification. With approx. 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 converted into 4 residential units.



## 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 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







**Land**

In all the property is set within approx. 17.723 acres. The land is currently laid to pasture with it being reseeded in recent years. the Land is flat to gently sloping with easy gated access to all paddocks. The paddocks are well maintained with stock proof fencing.



## Static Caravan

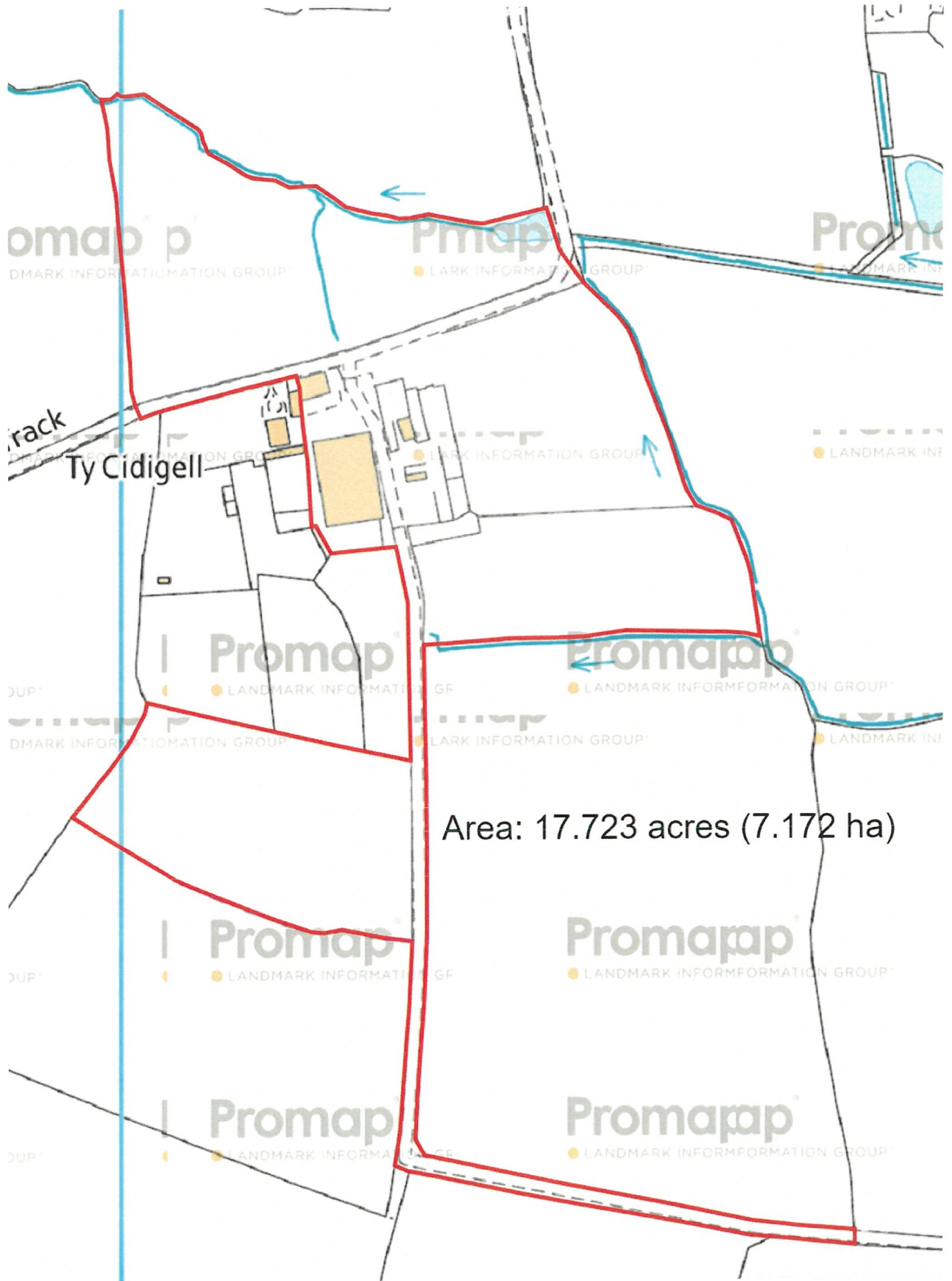
Available by separate negotiations

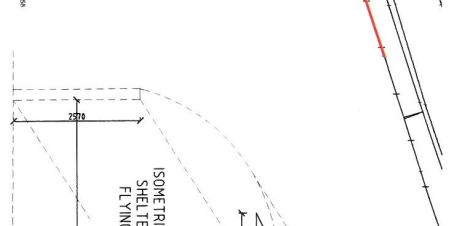
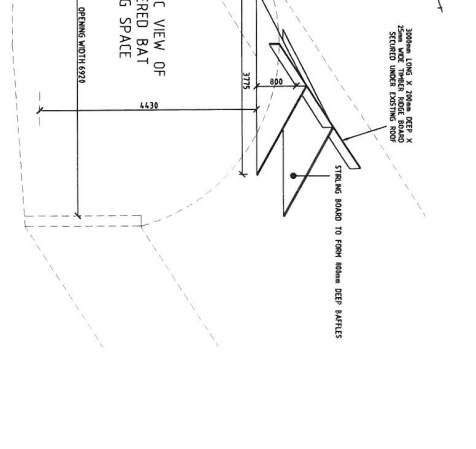


## Services

The property is currently connected to mains Electricity.







**ISOMETRIC VIEW OF SHELTERED BAT FLYING SPACE**

STRIKING ROAD TO SHOW SAME DEPTH PROFILES

200mm DRAINAGE CHANNELS TO BE INSTALLED UNDER COILING TILES

NEW HEDGEBANK TO FORM EXTERIOR SEE DETAIL

MANTLING OF TO BE SLOPED BETWEEN ALL WALLS

DATE FOR DETAIL OF MANTLING & WATERPROOF NEW HEAD WALL

HEAD ASSEMBLY UNIT

LANE A

UNIT 4

UNIT 3

UNIT 2

UNIT 1

HOUSE

STABLES

YARD TO BE UNITS 2 & 3 MAINLY BY UNIT 2

TAXI RAMP

SOAKAWAY

LAWN

GARDEN

REPAIRABLE PARKING & TURNING AREA

NEW VEGEABLE SEE DETAIL

BUILDING REINFORCED

TIL. FLOOR

TIL. WALL

RETAINED NISSEN HUT

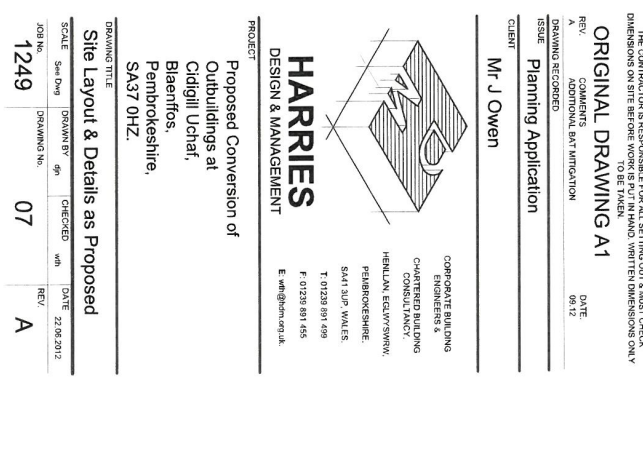
DEVELOPMENT TO BE SET BACK 1.5m FROM ALL BOUNDARIES AND 1.5m FROM BUILDING

EXIST. STOCK FENCE

PLANTING BY OTHERS

1500 AVERAGE

DETAIL: TYPICAL HEDGEBANK 120



**DRAWING TO BE READ IN CONJUNCTION WITH DAVID WOOLLEY BAT SURVEY**

**HARRIES**

**DESIGN & MANAGEMENT**

1. 01238 891 499

F. 01238 891 455

E. wh@harries.co.uk

**CORPORATE BUILDING ENGINEERS'S CHARTERED BUILDING CONSULTANTS**

HERNIMAN, BUCKLEYS, WINE, PEMBERNSHIRE, S41 1BP WALSLEY

HERNIMAN, BUCKLEYS, WINE, PEMBERNSHIRE, S41 1BP WALSLEY

1. 01238 891 499

F. 01238 891 455

E. wh@harries.co.uk

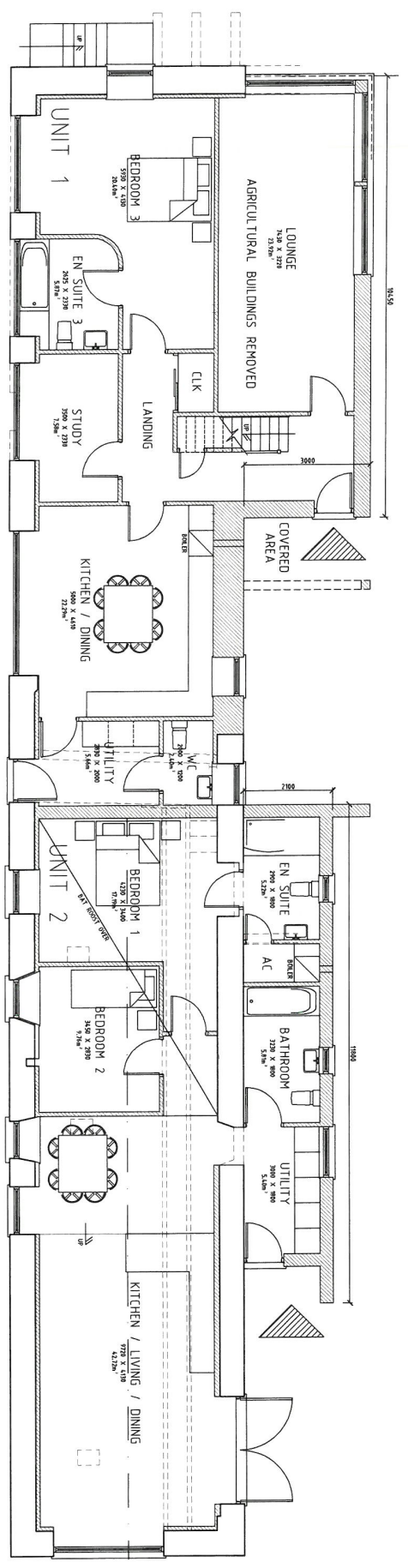
**PROPOSED CONVERSION OF OUTBUILDINGS AT CIDRIGILL UCHTAT, BLAENFROSS, PEMBROKESHIRE, SA37 0HZ.**

**Site Layout & Details as Proposed**

SCALE	DRAWN BY	CHECKED BY	DATE
Site Plan	SW	SW	22.06.2012
JOB NO.	DRAWING NO.	REV.	
1249	07	A	

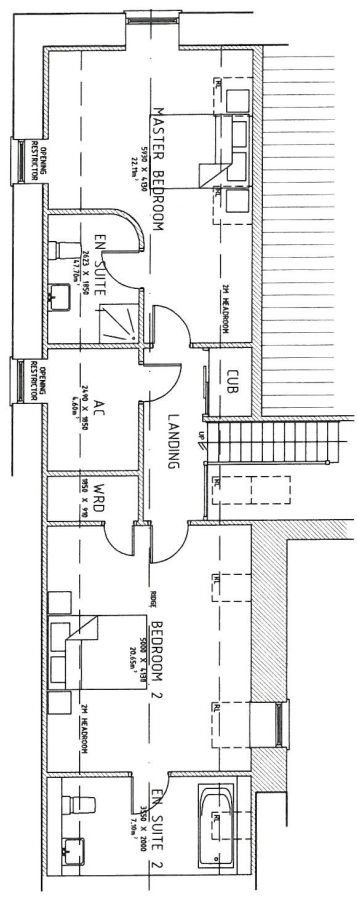


OUTBUILDING B GROUND FLOOR LAYOUT  
PLANS 1:50



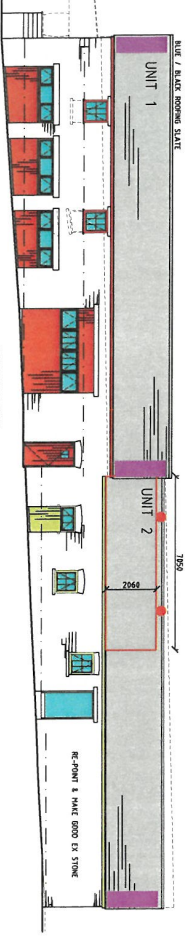
YARD

OUTBUILDING B FIRST FLOOR LAYOUT



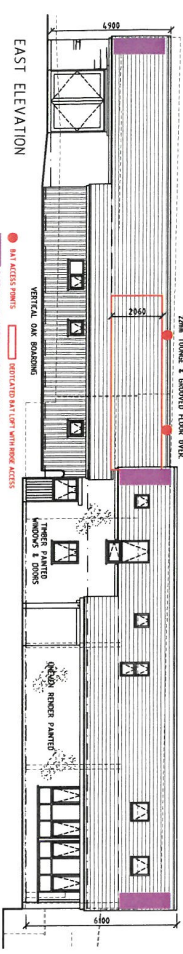
RIDGE BAT ACCESS

WEST ELEVATION  
ELEVATIONS 1:100

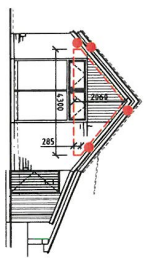


THE CLIENT HAS REQUESTED THAT THE BAT ROOSTS IN THE SOUTH PROPOSED WITH THE EAST ELEVATION BE RELOCATED TO THE WEST ELEVATION TO AVOID THE SOUTH ELEVATION WITH THE EAST ELEVATION. THE CLIENT HAS REQUESTED THAT THE EAST ELEVATION BE RELOCATED TO THE WEST ELEVATION TO AVOID THE SOUTH ELEVATION WITH THE EAST ELEVATION.

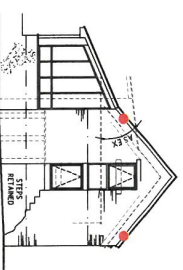
EAST ELEVATION



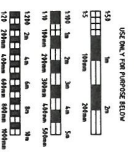
SOUTH ELEVATION



NORTH ELEVATION



SCALE BARS



THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DIMENSIONS ON SITE FOR THE WORKS TO BE TAKEN.

**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

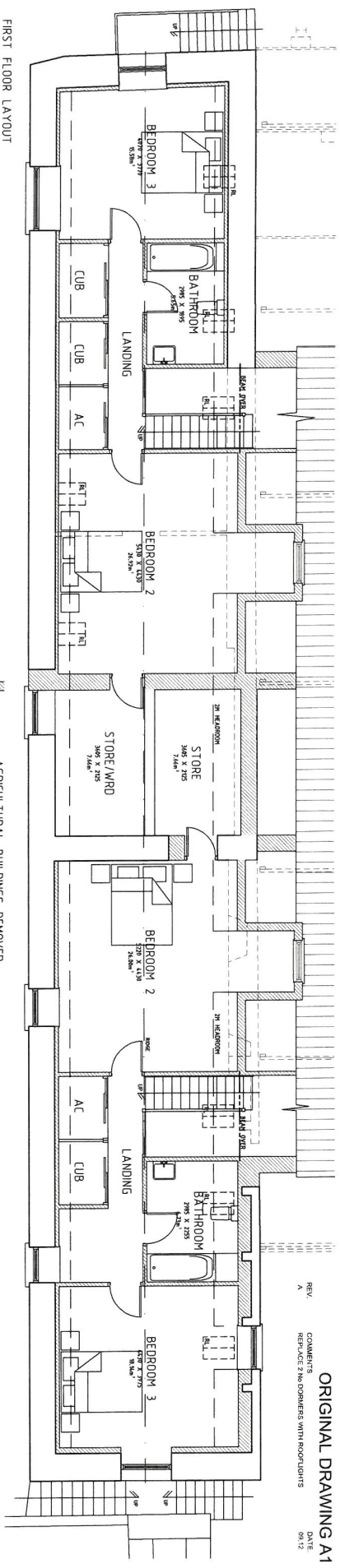
PROPOSED CONVERSION OF  
OUTBUILDINGS AT  
CIDGILL UCHAF,  
BLAENFOS,  
Pembrokeshire,  
SA37 0HZ.

CORPORATE BUILDING  
ENGINEERS &  
CHARTERED BUILDING  
CONSULTANTS  
HENLIAN, EGLYNSWYR,  
PEMBROKESHIRE,  
SA41 3UP, WALES.  
T: 01239 891 459  
F: 01239 891 455  
E: [info@harridesign.co.uk](mailto:info@harridesign.co.uk)

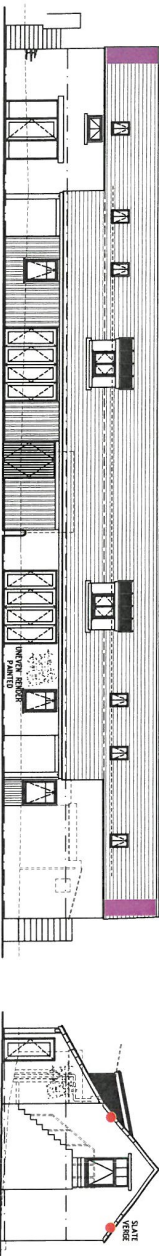
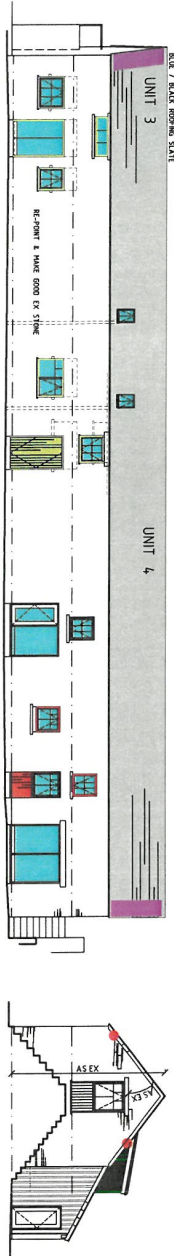
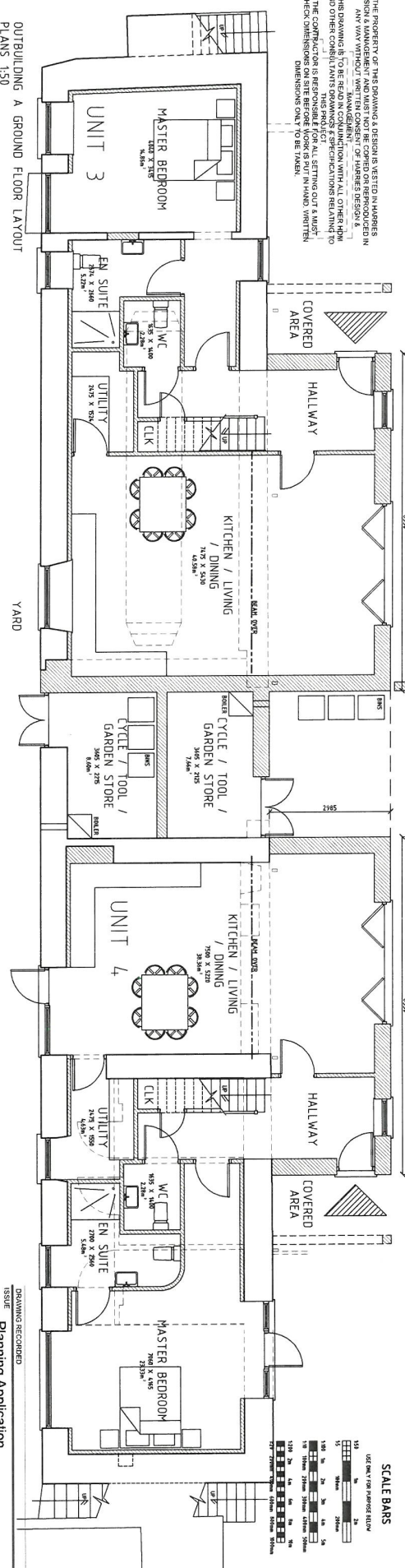
DRAWING TO BE READ IN  
CONJUNCTION WITH DAVID  
WOOLLEY BAT SURVEY

SCALE	DATE	CHECKED	DATE
1:249	09	A	22.06.2012





THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES DESIGN & MANAGEMENT LTD. ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT LTD. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT. THIS PROJECT IS ALL SETTING OUT & LANDSCAPE WORKS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE BEFORE WORK IS STARTED. WRITTEN DIMENSIONS ONLY TO BE TAKEN.



DRAWING TO BE READ IN CONJUNCTION WITH DAVID WOOLEY BAT SURVEY

**HARRIES**  
DESIGN & MANAGEMENT

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

DRAWING TITLE  
Unit 3 & 4 as Proposed

SCALE: 1/50 (Elev)  
DRAWN BY: [Name]  
CHECKED: [Name]  
DATE: 22.06.2012

JOB NO: 1249  
DRAWING NO: 10  
REV: A

CORPORATE BUILDING ENGINEERS & CHARTERED BUILDING SURVEYORS  
HENRIKUM, EGLYNSHAM, PENROEKESHIRE, SA41 3UP, WALES.  
T: 01239 891 699  
F: 01239 891 455  
E: info@harries.org.uk

CLIENT  
Mr. J Owen

DRAWING REQUIRED  
Issue: Planning Application

## 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.

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)

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



Regulated by

**RICS**<sup>®</sup>