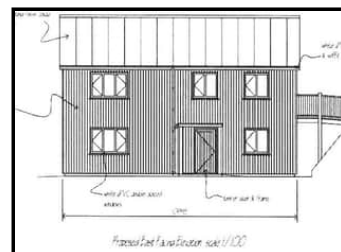


FOR SALE BY ONLINE AUCTION ! Rural Building Plot with 1 Acre Paddock. Rare Opportunity. 15 minutes Cardigan Bay Coast. West Wales.



Brenni Bach, Rhydlewis, Llandysul, Ceredigion. SA44 5SN.

£100,000 Guide Price

Ref D/2156/DD -

****TO BE SOLD BY ON-LINE AUCTION **AUCTION GUIDE PRICE: £100,000.** This Auction will be held by our Joint Auctioneers, Town & Country Property Auctions, <https://www.townandcountrypropertyauctions.co.uk/> *****Bidding will begin on Wednesday 10th December 2025 at 12 noon ****

****RARELY AVAILABLE ! **An Opportunity to develop a new home within 1 acre of grounds**Former Farmyard with detailed planning permission for the erection of a new detached 3 bed house with footings installed**Just below the plot is a productive pasture paddock with stream on boundary**Including the plot the whole extends to 1 ACRES or thereabouts****

Quiet country location, a mile or so from the village community of Rhydlewis, some 2 miles off the main A487 coast road at Brynhofnant which offers an excellent range of local amenities including convenience store, filling station, public house, area primary school etc. A 15 minutes drive from the Cardigan Bay coast with its several popular sandy beaches. Half an hours drive from the County town of Cardigan with its comprehensive range of shopping and schooling facilities. Also within an easy reach of the Teifi Valley town of Newcastle Emlyn which has its own comprehensive range of shopping and schooling facilities. 40 minutes drive from Carmarthen and the link road to the M4 motorway.



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



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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

GUIDE PRICE

Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit tcpa.co.uk.

Auction Information.

To view the auction information, visit tcpa.co.uk.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

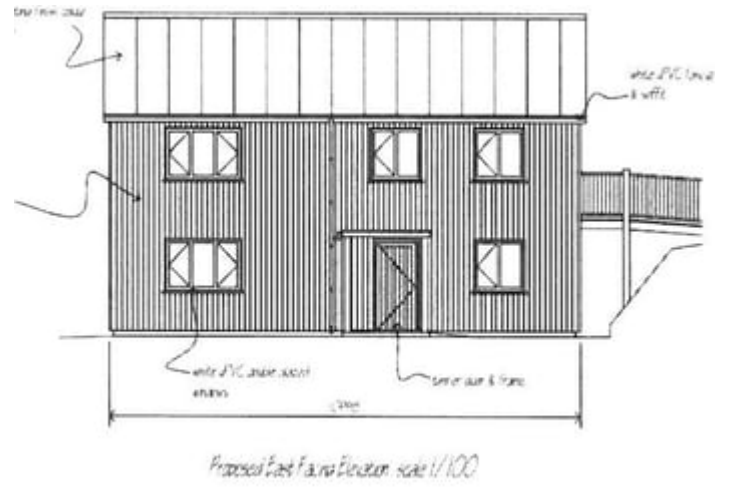
Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

GENERAL



The Building Plot adjoins Brithdir Farm yard and the area being sold is on the Eastern side of the yard where there are original hay barns etc in situ (Barns to be demolished in readiness for construction).

Detailed plans have been approved and full planning permission given on the 11th October 2018. Plans were deposited on the 29th January 2021 and approved with building works having commenced for the footings to keep the planning permission live.



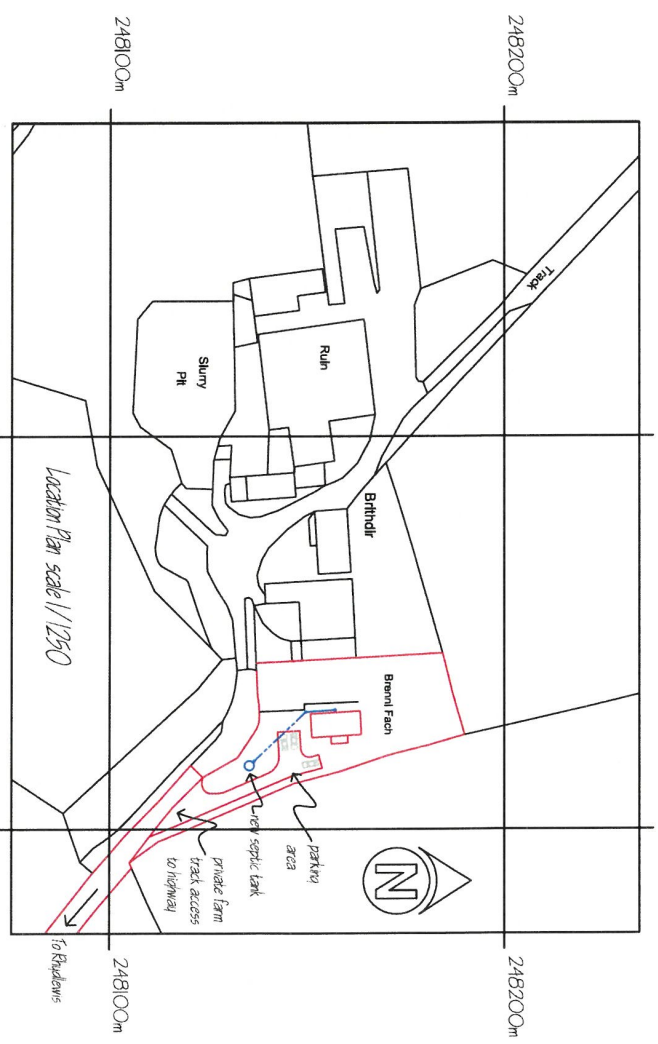
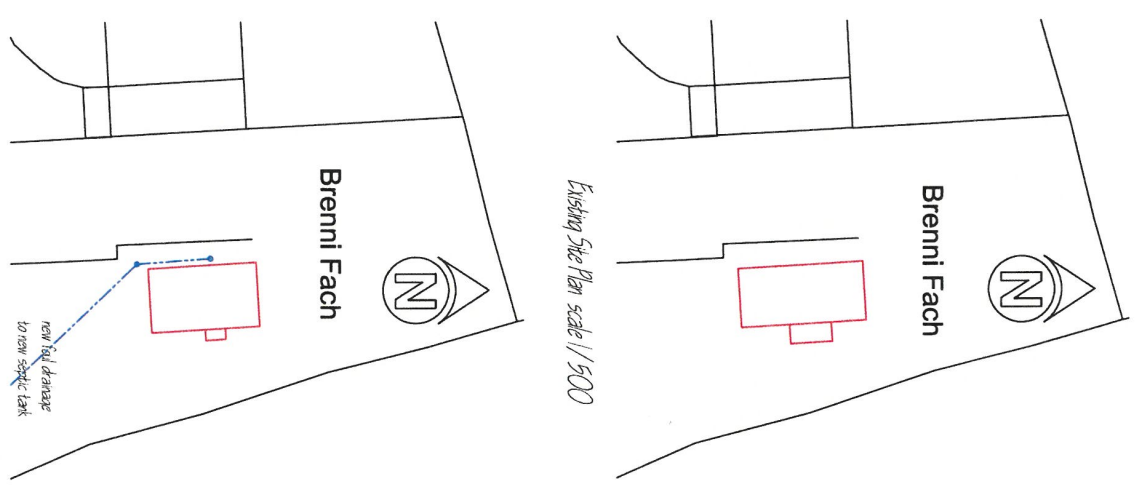
(Planning Application No A180831)

(Building Regulations Plan No 0059/21/FP/MAST)

Copies of all documents available for inspection from the Agents office or can be sent via Post or Email.



Drawing No. BD1916/Layout 01

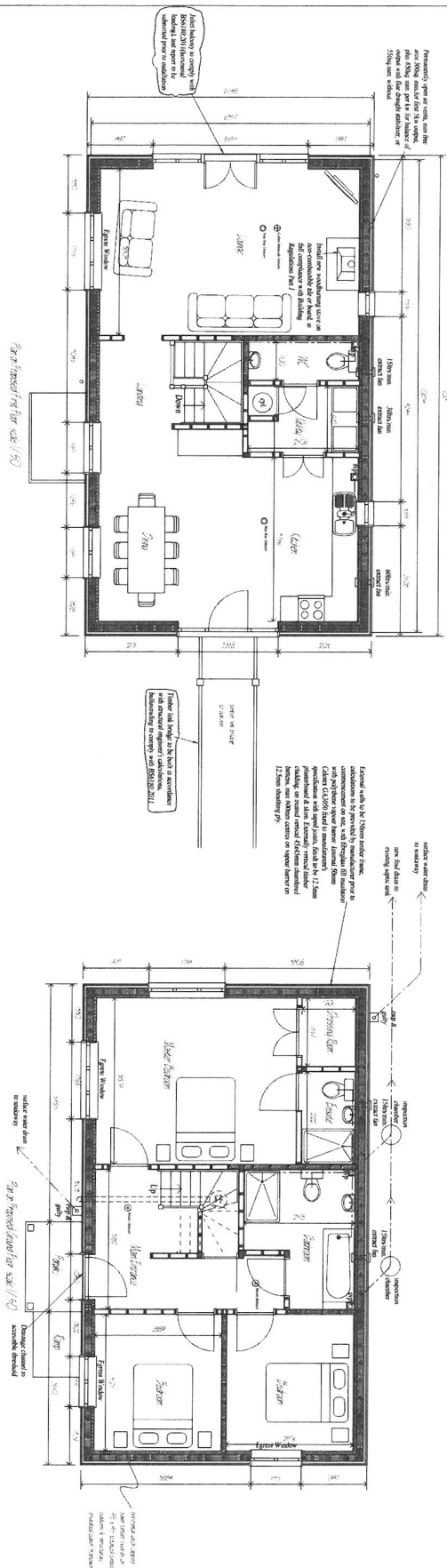
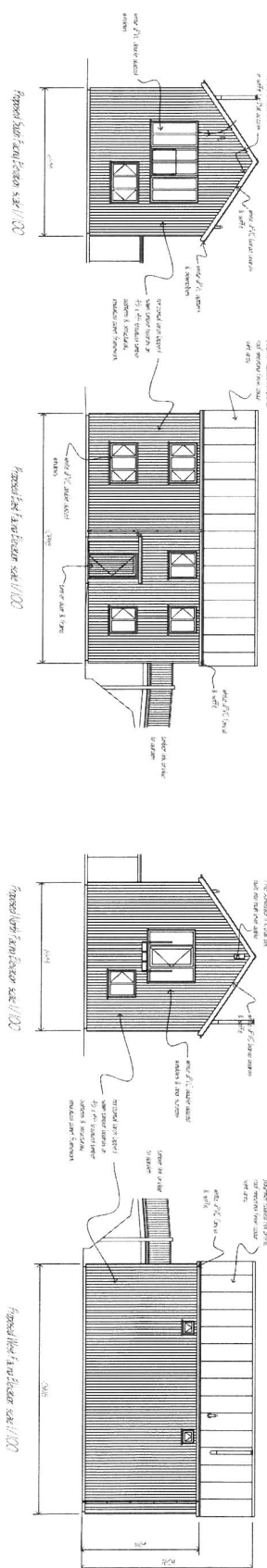


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Location & Site Plans @
Brenni Fach, Rhudlewis, Ceredigion,
SA44 5SN,
for Mr Gareth Thomas

Drawing No. BD1916/Layout 01
Scale - 1/500: 1/1250
Drawn - November 2017 by CW
Bell Designs, 34 St. Mary Street, Cardigan, Ceredigion, SA43 1DH
Tel: 01239 621616 Fax: 01239 621818 e-mail: contact@belldesigns.org

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Each of the manufacturer's calculations is to be submitted to the Building Inspector prior to commencement on site.

Timber frame: manufacturer's calculations to be submitted to the Building Inspector prior to commencement on site.

Engineered steel floor manufacturer's calculations to be submitted to the Building Inspector prior to commencement on site.

Engineered steel floor manufacturer's calculations to be submitted to the Building Inspector prior to commencement on site.

Timber cladding to fully comply with details from *Timber Cladding* (see Appendix 2) (Exterior Timber Cladding) (ISBN 978-1-906710-15-4).

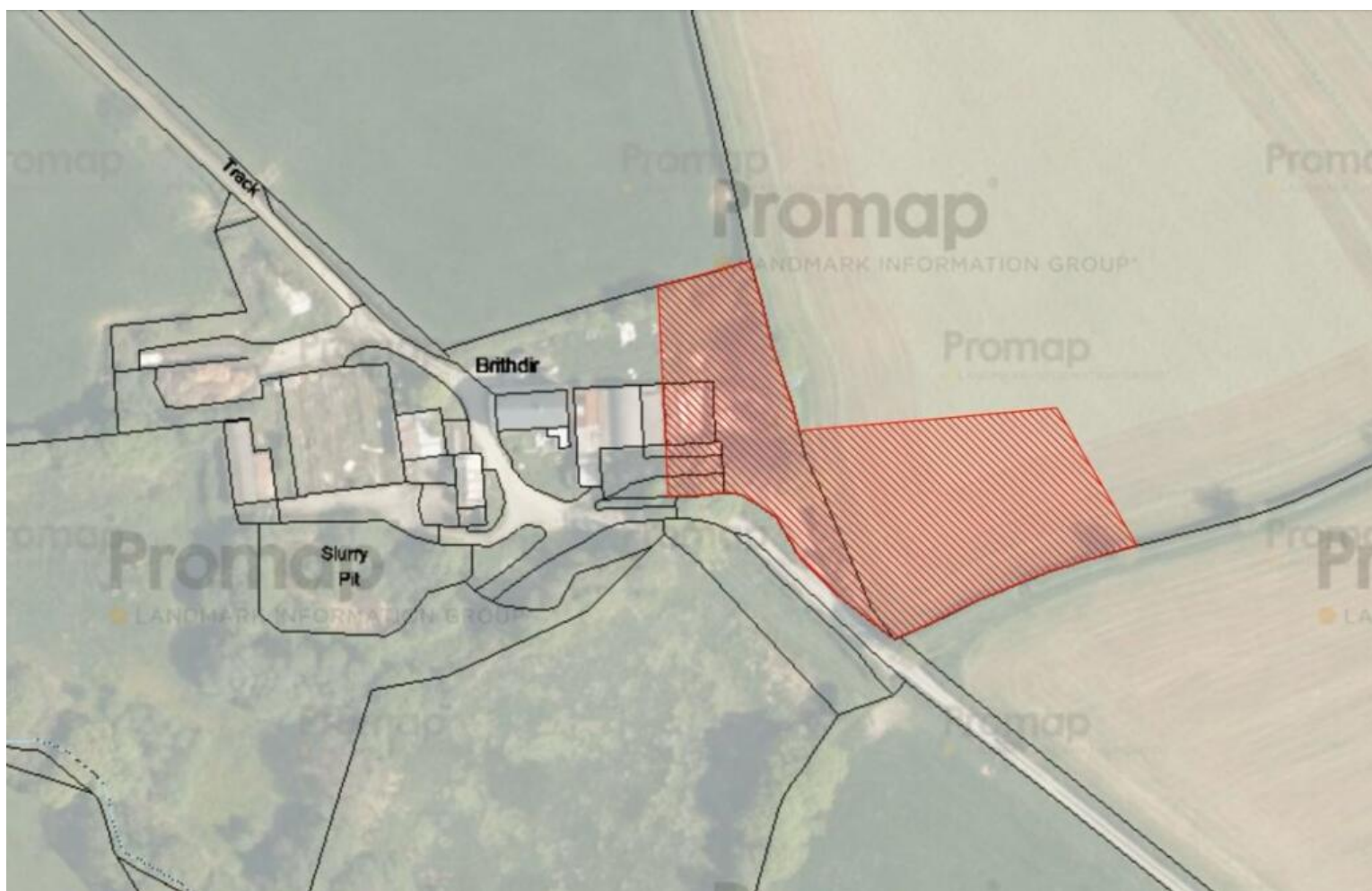
J. Polym. Sci. Part A: Polym. Chem. 2007, 45, 1968–1975

This drawing has been prepared for Planning & Building Regulations Approval & MUST NOT be used for any other purpose.
DO NOT SCALE FROM THIS DRAWING. only use written dimensions. All dimensions should be checked on site before work is put in hand. All setting out is the contractors responsibility. Bell Designs are to be immediately notified of any suspected omissions or discrepancies.

Proposed Replacement Building Elevations / Layout ©
Dream Fash. Boutiques, Corkdorian,
5444 55th,
for Mr. Ulrich Thomas

Drawing No. 181916/ Layout 03 Rev B
 Scale - 1/50:1/100
 Drawn - November 2017

3011 Desjardins, 34 St. Mary Street, Ladysmith, 56445 DR
Tel: 01239 621616 Fax: 01239 621618 e-mail: contact@belldesjardins.org



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

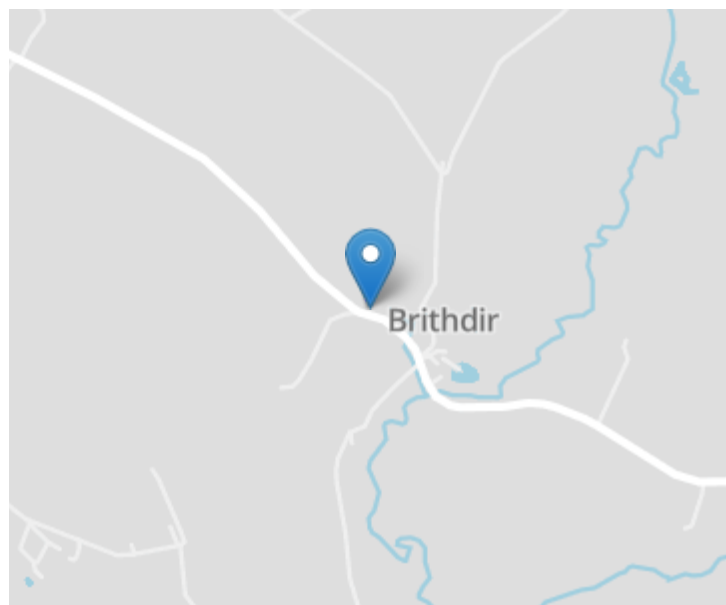
Any risk of coastal erosion? No

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

For ease of directions the vendor will meet viewers on the square in the village of Rhydlewis just by the bridge - By Appointment.

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>



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