

*For Sale By Informal Tender. 1.42 Acres parcel with development potential. Ffosyffin village centre.
Near Aberaeron - West Wales.*



Land at Delfan, Ffosyffin, Aberaeron, Ceredigion. SA46 0HA.

£25,000

Ref A/5534/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 12th December 2025 (Tender form attached) or via e-mail to rhys@morgananddavies.co.uk ****1.42 Acres of prime village centre amenity land**** Considered to have development potential (stc) ****Currently split as a 0.6 acre paddock with adjoining 0.8 acre woodland**** Stream boundary ****Independent vehicular access from the adjoining**** Walking distance to bus stop, village shop and popular public house ****5 minutes / 1 mile drive to Aberaeron**** Potential for commercial/tourism/employment led development (stc) ****RARLEY DO THESE OPPORTUNITIES COME AVAILABLE**** Popular coastal village ****DO NOT MISS THIS OPPORTUNITY ! ****

The property is situated within the coastal village of Ffosyffin along the A487 coast road and Cardigan Bay coastline. The village offers an excellent level of local amenities including Morrisons mini supermarket, popular public house and restaurant, places of worship and on a bus route along the A487 West Wales coast road. The Georgian harbour town of Aberaeron is less than 5 minutes drive from the property offering a good level of local amenities and services including primary and secondary schools, leisure centre, community health centre, traditional high street offerings, local cafes, bars and restaurants and its famous harbour.



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 1.42 acres or thereabouts having recently been cleared to provide a 0.6 acre relatively level paddock with a good identifiable boundary with the adjoining property and a woodland boundary to the west which covers approx 0.8 acres leading down to the brook along the southern boundary.

The land has potential for services connections within the adjoining highway.





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.

PLEASE NOTE

The access is currently shared with Welsh Water leading to a redundant treatment works along the western boundary of the property.

This access is historic and has been utilised by the current vendor in excess of 10 years.

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

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

Services

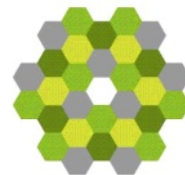
There are no direct services within the boundaries of the property. Within the A487 there is mains water and drainage connection, as well as nearby potential electrical connections also.

Tenure - Freehold.

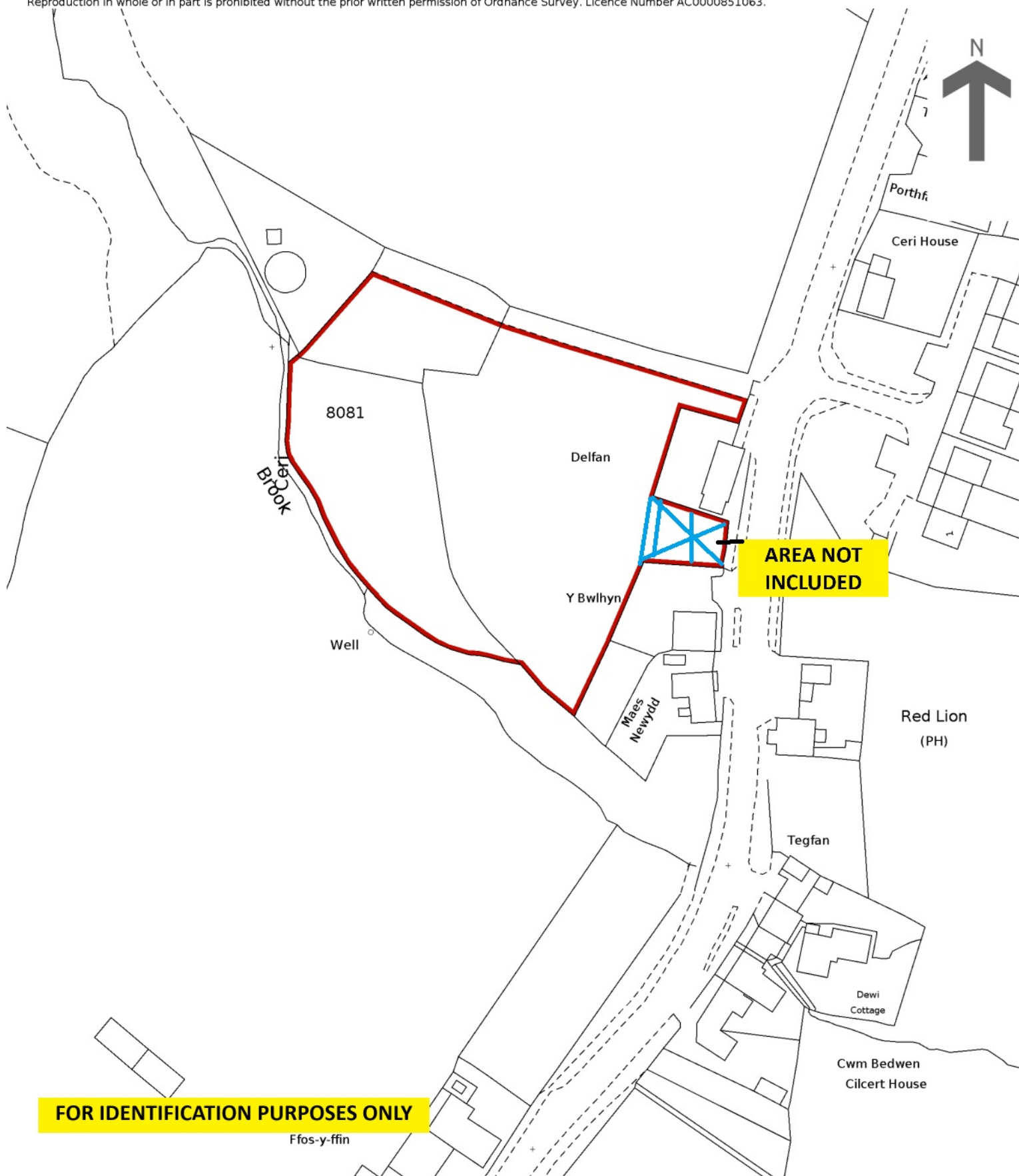
HM Land Registry

Official copy of title plan

Title number **CYM439387**
Ordnance Survey map reference **SN4460NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
LAND AT DELFAN FFOSYFFIN ABERAERON CEREDIGION SA46 0HA.
Ref : A/5534/RD

To be sent/delivered/mailed to the Agents Offices
No later than -

12 Noon on Friday 12th December 2025

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 2025.



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

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LAMPETER

12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
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MATERIAL INFORMATION

Parking Types: Private.

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

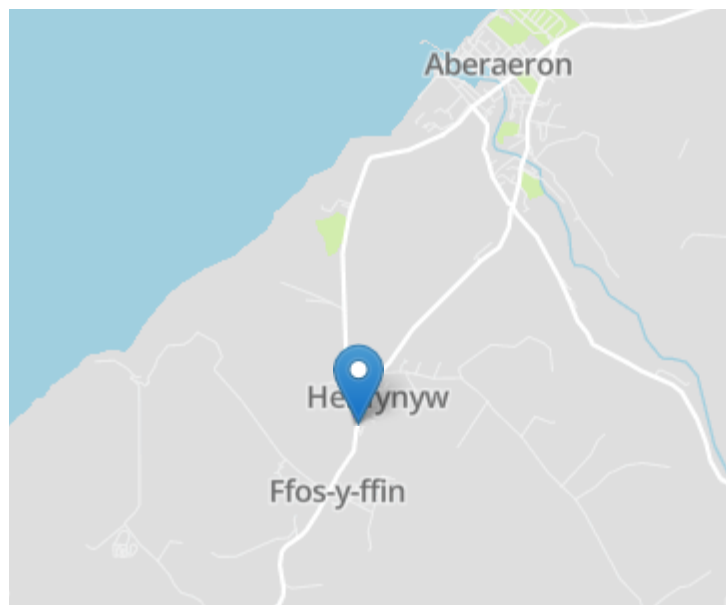
Any risk of coastal erosion? No

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 on the A487 proceed for approximately 1 mile into the village of Ffosyffin, passing the village church on your right hand side, continue for a further half a mile and as you approach the village centre the property is the first on the right hand side as identified by the agents for sale board (Adjoining Delfan and opposite Bro Ceri). If you have reached The Red Lion you have gone to far.

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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