



**Land at Ty Mawr , Blaenpennal  
Aberystwyth Ceredigion SY23 4TW  
Guide price £240,000**



A useful block of land amounting to 34 acres or thereabouts with road frontage

LAND AT TY MAWR,  
BLAENPENNAL  
ABERYSTWYTH  
CEREDIGION  
SY34 4TW

### SOLE AGENTS

Aled Ellis & Co Ltd, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

### METHOD OF SALE

The land is offered for sale by formal tender. Tender documents are available via email on request together with other legal information from the solicitors acting in this matter. (see below.) any further queries may be raised before the deadline through the solicitors.

### PLEASE NOTE

1. The vendors are not obliged to accept the highest or any of the tenders submitted.
2. Prospective purchase must submit a 10% deposit with their tender.
3. The tender document is a legally binding document. Prospective purchaser are strongly advised to seek their own legal advice before submitting their tender.
3. If your offer is accepted and the 10% deposit banked this will result in a formal exchange of contracts and the buyer will be legally obliged to complete the purchase.
5. The cheque (10% deposit.) Or bank transfer must be made payable to Gwynne Hughes solicitors.

### CLOSING DATE

Tender documents must be returned to the office of Aled Ellis and Co, 16 Terrace Road, Aberystwyth by Noon Friday 11th of May 2024

### NOTIFICATION DATE

The successful party will be informed within 3 working days or thereafter

### COMPLETION DATE

28 days from acceptance, or earlier by arrangement

### SOLICITORS

The solicitors acting are:  
Gwynne Hughes, 26 Sgwar Alban, Aberaeron, SA46 0AL  
Tel – 01545 570861  
Email – jgh@gwynnehughes.co.uk

### SERVICES

Natural water, sources and mains water nearby.

### SALES PARTICULARS

If there is a discrepancy between the sale particulars and the legal documentation, the latter shall prevail.

### DIRECTIONS

(OS Grid Reference SN63318 64316)  
There are several alternative route to the land I suggest the following for the first inspection.  
Proceeds south out of town on the A487 coastal trunk road for approximately 4 miles to Llanfarian. Turn left onto the A483 Tregaron Road and proceeded through Llanilar, Lledrod and Bronant. About 2 miles beyond Bronant turn right towards Blaenpennal (sign posted), proceeded for a further mile and the land is denoted by a for sale board on your right hand side opposite the chapel.

### RIGHTS AND EASEMENTS

A Public footpath intersects the sale  
A shared vehicle right of way is granted over the Farm track (denoted A to B) for agricultural purposes only.

### WHAT 3 WORDS



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### SITUATION

The rural village of Blaenpennal is easily accessible to the A485 trunk road and both Aberystwyth and Tregaron have a good range of facilities. There are limited local amenities near by at Bronant.

### TO VIEW

The land can be viewed at any time. Please ensure that all gates are left secure.

### TENURE

Freehold

### PARTICULARS OF SALE

### SITUATION

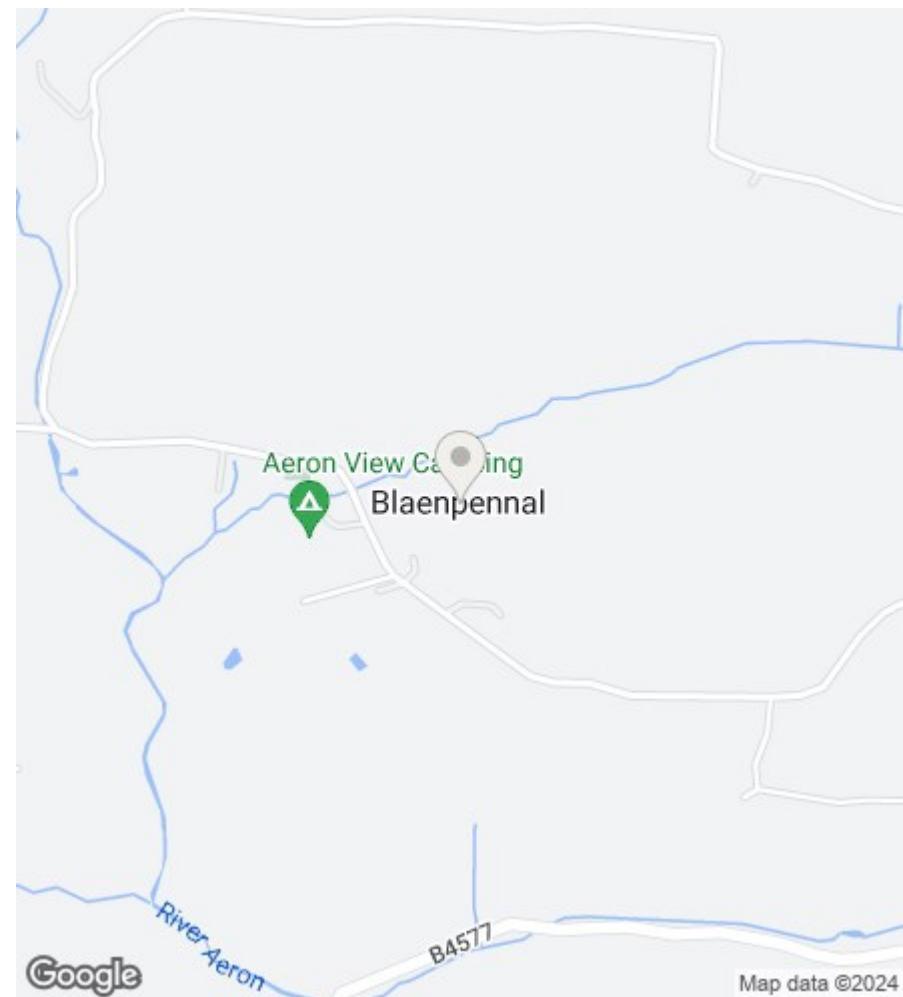
The land is situated about a mile off the main A483 trunk road at the rural village at Blaenpennal. The market of Tregaron is some 5 in land and the university and Market town of Aberystwyth is some 14 miles travelling distance on the coast. There are limited local amenities at the nearby villages.



PRO MAP







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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