



Penbanc , Lledrod
Aberystwyth Ceredigion SY23 4HY
Formal tender £250,000



FOR SALE BY FORMAL TENDER

A 35 acre smallholding comprising of a traditional farmhouse in need of total renovation together with outbuildings.

SITUATION

Penbanc is situated some 12 miles inland from the university and market town of Aberystwyth in an elevated location with fine views over the surrounding countryside. Aberystwyth has a good range of amenities to cater for the large local and student population.

DIRECTIONS

From Aberystwyth take the A487 trunk road south for 3 miles to Llanfarian. Turn left on to the A485 Tregaron road and proceed through Llanilar to Lledrod. Turn left in the centre of the village and proceed for approximately a mile ignoring all turnings before turning right (signposted Swyddffynnon) and proceed (over two cattle grids) over the Common. Penbanc is the first property on the right hand side denoted by a For Sale board. OS Grid Reference SN66186823.

VIEWING

The land (and the location) can be viewed at any time but please ensure that the gates are left secure. The farmhouse can be inspected on the following dates:- Friday 23rd July, Wednesday 28th July, Wednesday 4th August, Wednesday 11th August and Saturday 14th August. Only a limited inspection of the farmhouse is possible as the stairs are unsafe.

Any professional such as surveyor or architect can contact us to arrange a date for viewing on behalf of their clients.

To server a time slot for the viewing days please contact the sole agent Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 019710 6261610 or sales@aledellis.com

PARTICULARS OF SALE

The farmhouse has been vacant for a considerable length of time and is in need of total renovation.

The existing accommodation briefly comprises of:

RECEPTION HALLWAY

Doors to

SITTING ROOM

6'8 x 6'2 (2.03m x 1.88m)

LIVING ROOM

15'9 x 16'max (4.80m x 4.88mmax)

FORMER KITCHEN

7'1 x 13'4 (2.16m x 4.06m)

WALK-IN PANTRY

10'6 x 7'

BATHROOM

8'6 x 9' (2.59m x 2.74m)

FIRST FLOOR

Inspection not possible – stairs are unsafe.

BEDROOM 1

6'x 16'1 (1.83mx 4.90m)

BEDROOM 2

10' x 7'6 (3.05m x 2.29m)

BEDROOM 3

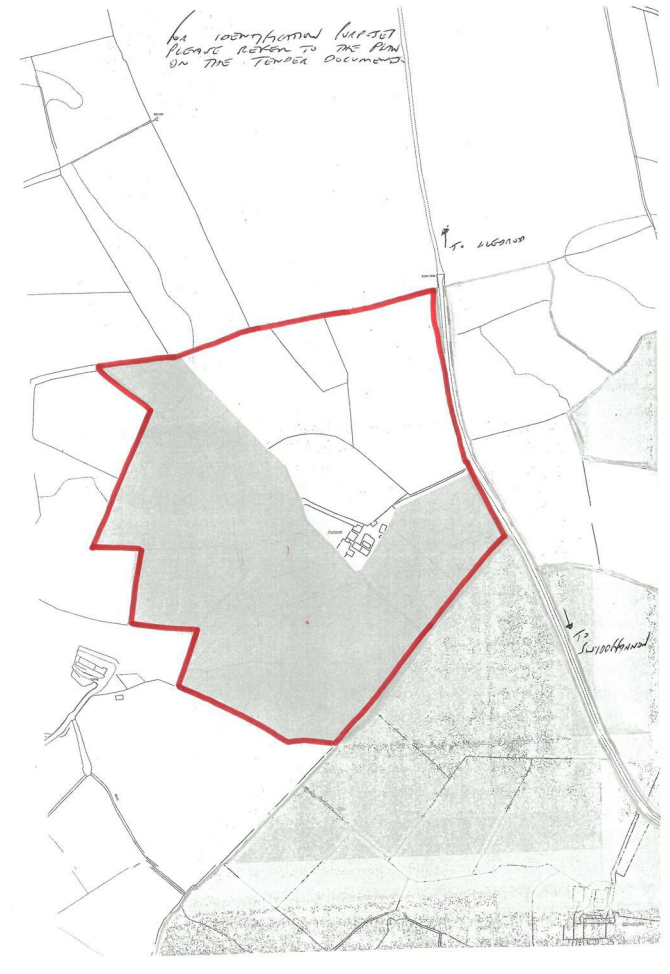
13'4 x 14' max (4.06m x 4.27m max)

Door to under eaves storage.

EXTERNALLY

Detached garage, 3 bay hay barn, cavity block built former cattle shed, other part dilapidated outbuildings.

THE LAND (see plan and schedule of acreages)



The land is total amount to 35 acres (or thereabouts).

There are several drier enclosures within close proximity to the homestead. The land towards the southern boundary is sloping in nature and providing for good grazing over the summer months. The land abutting the common on the northern boundary has little or no agricultural use but is high in conservation value.

SCHEDULE OF ACREAGES

Penbanc, Lledrod,
Aberystwyth, SY23 4HY

Enclosure No	Area (hectares)
0834	3.91
0624	0.83
1621	0.06
1716	1.50
0114	5.75
8919	2.34
	14.39 hectares(or thereabouts)
	or 35.55 acres

Dyddiad
Date 03/09/2020
Cyfarwyddwr
Planning and
Policy
Sam Pugh
Llinell ymgyrchol
Direct line (01545) 572131
Ffôn
My nif
Q200152
Eich of
Your tel
E-bost
Email Sam.pugh@Ceredigion

Dear Mr Jones

RE: Town and Country Planning Act 1990
Pre-Application Advice – Proposed demolition of existing single storey to rear of property to be replaced with two storey extension at Penbanc, Lledrod, Aberystwyth, Ceredigion, SY23 4HY.

Thank you for your pre-application advice form received via email on the 8th of July 2020.

The pre-application submitted is for the reuse of an abandoned dwelling. The proposal includes the demolition of existing single storey section to rear of property to be replaced with a two storey extension. I am informed that the property has been vacant for nearly 40 years.

National Guidance:

Planning Policy Wales (Edition 10 - December 2018)
Technical Advice Note 12: Design

Relevant Development Plan Policies:

On the 25th April 2013 the Council resolved to formally adopt the 'Ceredigion Local Development Plan' (LDP). The LDP can be inspected on the website via the following link;
<http://www.ceredigion.gov.uk/media/6223/ceredigion-local-development-plan-ldp-volume-1-strategy-and-policies-english.pdf>

The following development plan policies will be considered during the assessment of your proposal:

Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ateb Saesneg i bob gohebiaeth Saesneg. Ni fydd gohebu yn Gymraeg yn arwain at oedi.
We welcome correspondence in Welsh and English. Correspondence received in Welsh will be answered in Welsh and correspondence in English will be answered in English. Corresponding in Welsh will not involve any delay.

Prif Weithredwr / Chief Executive : Eifion Evans
Cyfarwyddwr Corfforaethol / Corporate Director : Barry Rees

- LU09 The Re-use of Farmer/Abandoned Dwellings
- DM06 High Quality Design and Place making
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape

Relevant Supplementary Planning Guidance:

The following Supplementary Planning Guidance documents are applicable and should be considered:

- Built Environment and Design SPG

Initial Assessment of Proposal

Local Development Plan (LDP) Policy LU09 recognises the importance of the re-use of former or abandoned dwellings in meeting the housing need of rural communities and reducing the pressure for new build development. It is important to ensure however, that the re-use of the dwelling does not have adverse impacts on the character of the surrounding area. Works carried out in bringing the dwelling back into use should respect the qualities, character and appearance of the original dwelling in terms of form, bulk, size, scale and high quality design.

If however the property has fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling or the building is structurally unsound and renovation is not possible, detailed justification must be provided for a rebuild. From the information you have provided it would appear that the structure of the dwelling is in relatively good order and renovation is possible.

Local Development Plan (LDP) Policy DM06 seeks to ensure that new development has full regard, and positively contributes, to the context of its location and surroundings. In particular, criterion 2 requires development to complement the site and its surroundings in terms of layout, and of a cohesive form in relation to the scale, height and proportion of the existing built form. Criterion 1 aims to promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form and materials, while criterion 8 seeks to ensure that new materials are sympathetic to the character of the locality.

The proposals seeks the demolition of an existing single storey section of the property and the construction of a two storey extension to the rear elevation of the dwelling house. From the information provided it appears that the extension will not protrude beyond the existing side elevation of the dwelling house, and will therefore be contained within the existing built form. The layout of the proposed extension is therefore considered to be acceptable. The proposed materials should complement those of the existing dwelling house and will need to be assessed and considered further as part of the formal application process. The reuse of traditional build materials such as stone, slate and wood will help to ensure any future development responds appropriately to the local vernacular.

Criterion 7 of Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. The siting of the proposal ensure that unacceptable impact on the amenity of neighbouring properties in highly unlikely.

PLANNING MATTERS

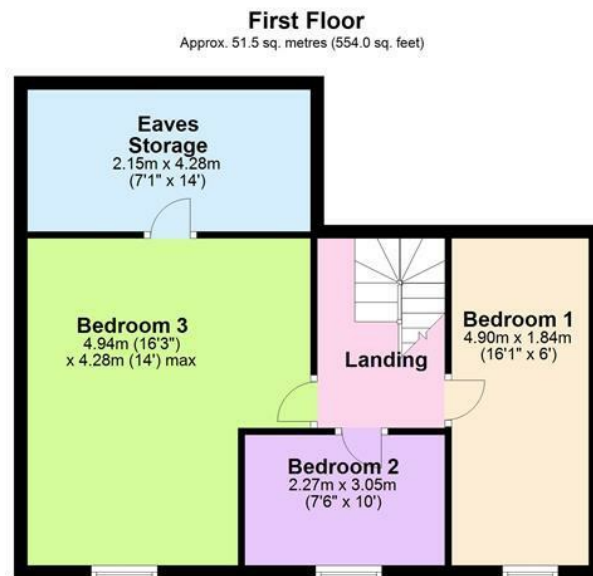
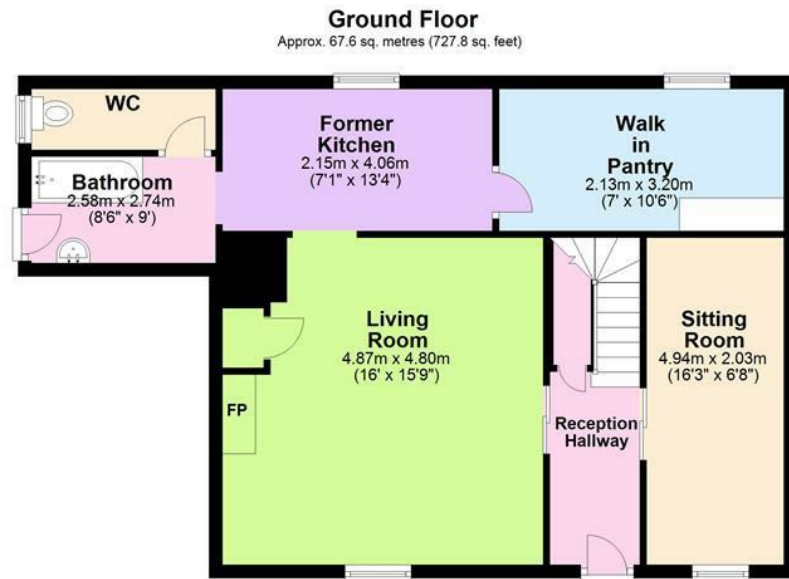
A pre application was submitted last year for developing the farmhouse and a copy of the response is included with these particulars for your information.

Legend:

- Water bodies
- Barren land
- Agricultural land
- Other

The solicitors acting are Humphrey Roberts & Bott. 1 Alfred Place, Aberystwyth, Ceredigion SY23 2BS 01970 636 525.
REF: WH

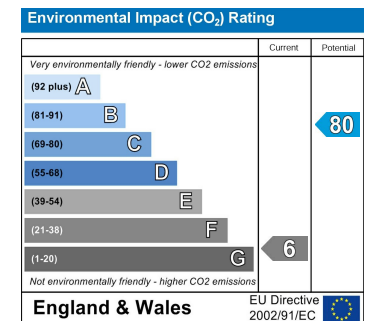
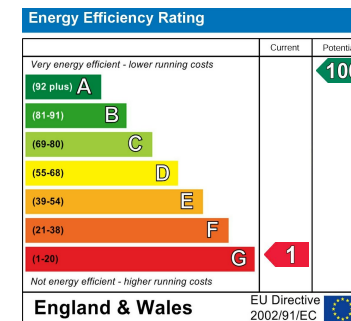
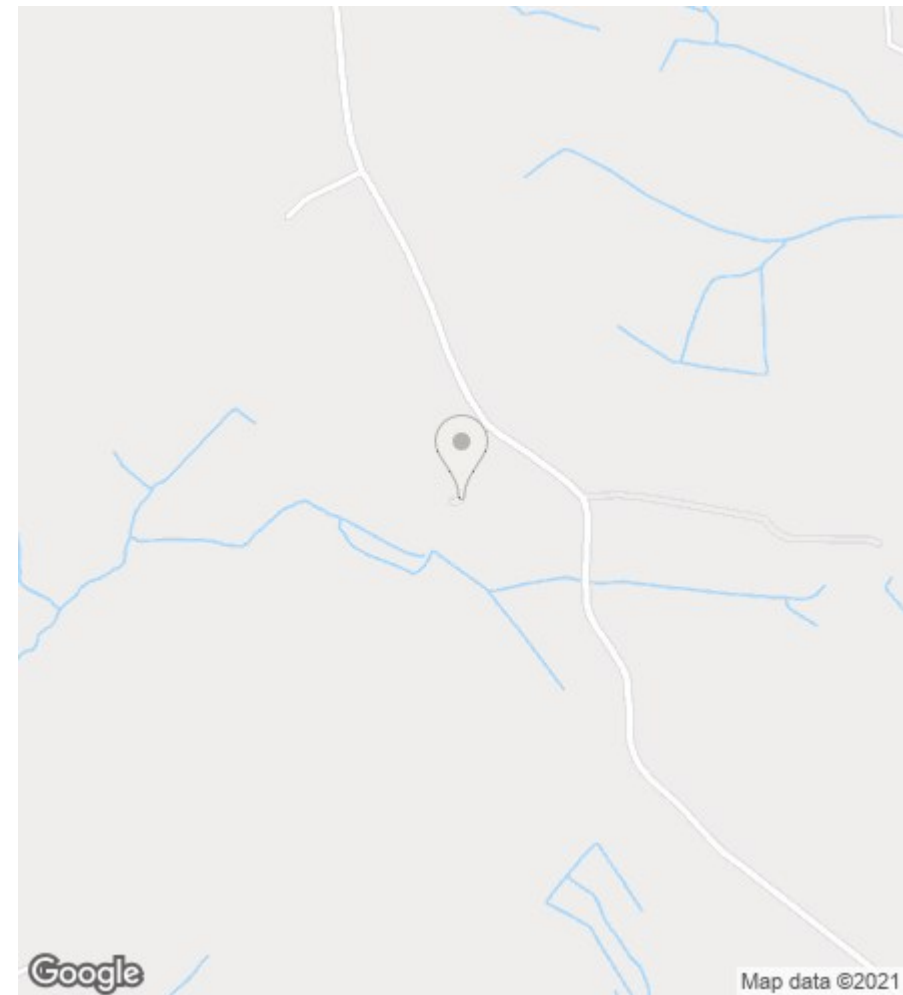




Total area: approx. 119.1 sq. metres (1281.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Penbanc, Lledrod



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com