



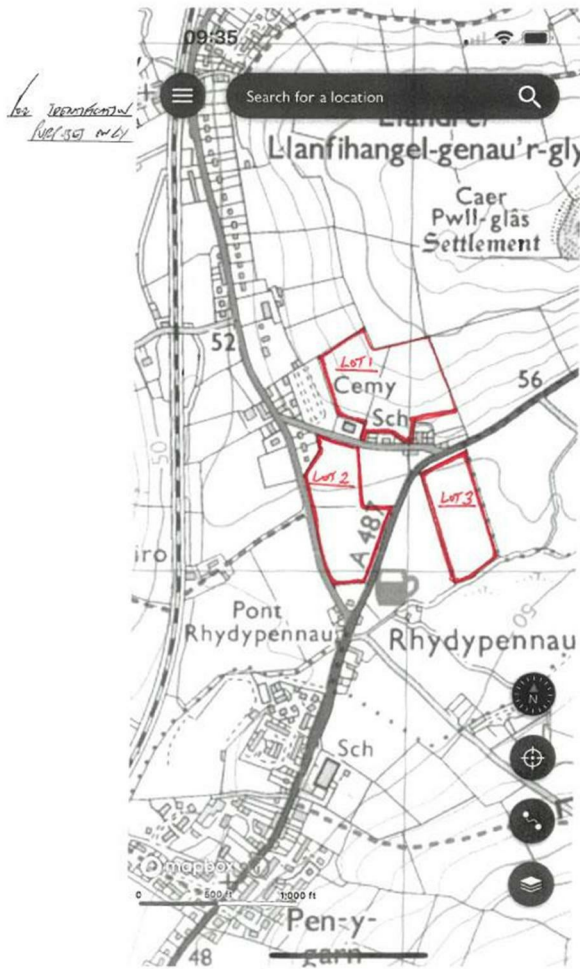
**Bronceiro Land (3 Lots) , Llandre, Bow Street
Aberystwyth Ceredigion SY24 5AD
Informal tender £120,000**



For Sale By Informal Tender

3 parcels of land conveniently situated on the edge of the village of Bow Street.

Land at Bronceiro,
Bow Street
Aberystwyth
Ceredigion
SY24 5AD



Lot 1–8.8 acres (or thereabouts)



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Plotted Scale - 1:2250. Paper Size - A4

Guide Price £65,000

(SN6286) to the rear of the former Rhydpennau school house (See plan).
The land is south facing and sloping in nature with frontage on to an unclassified council maintained road on the southern boundary.

Lot 2 – 7.2 acres (or thereabouts)



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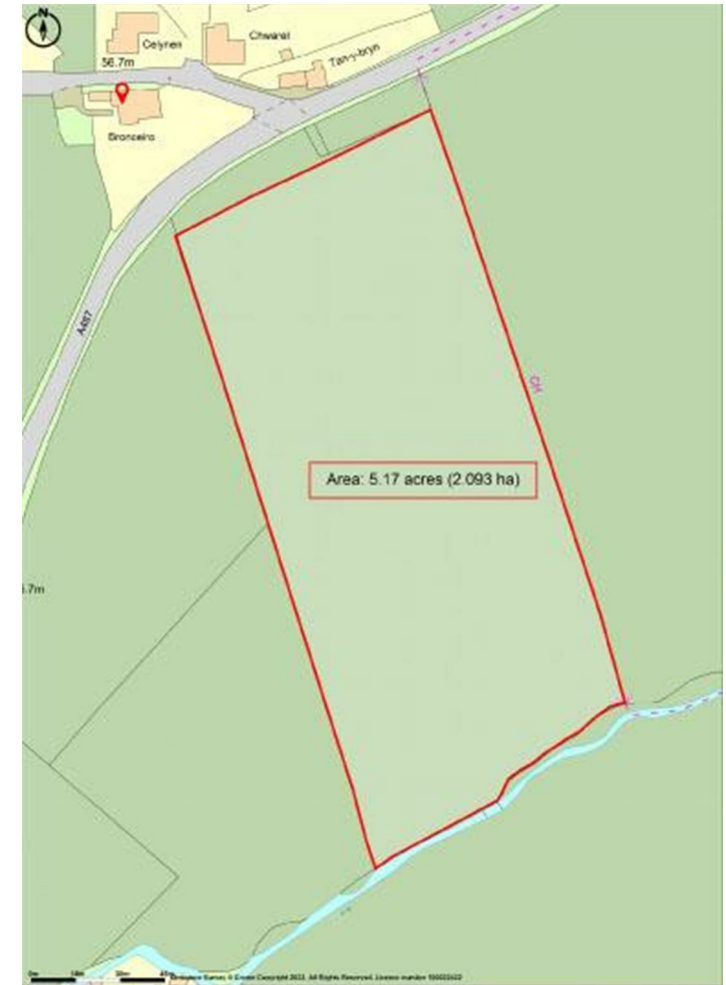
Guide Price £120,000

Near Bronceiro, Llandre. (SN6286).

This parcel of land is suitable for cropping being level to gently sloping in nature. The land is situated on the northern edge of the village at

Rhydyppennau with road frontage onto the A487 trunk road on the eastern boundary and on the B4353 Bow Street to Llandre Road on the western boundary. This enclosure appears to be highly productive land with hope value for future residential development, Subject to the necessary planning consent being obtained.

Lot 3 – 5.17 acres (or thereabouts)



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Guide Price £50,000.

Land opposite Bronceiro (SN6386).

The land is situated to the south of the A487 trunk road between Bow Street and Dole as highlighted on the plan for identification purposes. The land is

level to gently sloping in nature and abutting a stream on the southern boundary. Please note that there is a new shared use path which is in the process of being developed on the Northern boundary which will hinder access in the short term. It is envisaged that the works will be completed by the end of August 2023.



VIEWING

The enclosures can be viewed at any time. Please ensure that all gates are left secure following the viewing.

TENURE

Freehold.

OS PLAN

Plans are included with the sale particulars for identification purposes.

SITUATION

The enclosures are conveniently situated on the edge of Bow Street within easy reach of all local amenities which are on offer. Aberystwyth is but 4 miles or so travelling distance to the south, providing for a wider range of amenities. The village provides for local amenities.

METHOD OF SALE

The land is offered for sale in 3 Lots by Informal Tender.

Offers are invited in writing (or by email) to 16 Terrace Road in a sealed envelope clearly stating which lot you are tendering for and providing proof of funds.

CLOSING DATE

The closing date for tenders is noon on Friday 29th September 2023.

PLANNING MATTERS

None of the enclosures are listed in the LDP. Prospective purchasers must make their own enquiries with the local planning Authority Ceredigion County Council.

OVERAGE PROVISION

Each lot is offered for sale subject to an Overage Provision. A copy of the document is included with the sales particulars for information purposes.

For a period of 15 years from the date of completion any disposal of land (or part thereof) will be subject to 25% of the development / enhanced market value becoming due to the vendors on disposal.

SERVICES

Mains water nearby, but not connected.

RIGHTS OF WAY

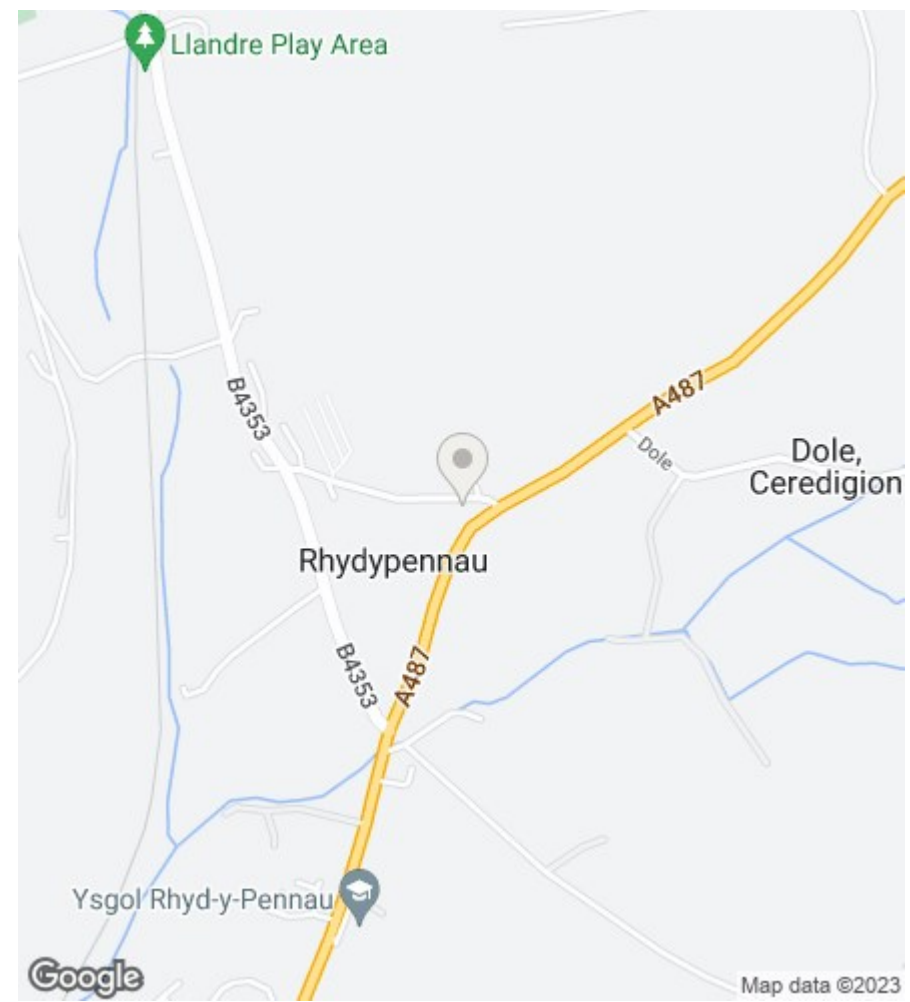
There does not appear to be any public footpath which intersects the 3 enclosures.

VENDOR SOLICITORS

Guthrie Jones & Jones solicitors, Waterloo, Chambers, Bridge Street, Dolgellau 01341 422604

LAND REGISTRY

The 3 fields form part of title number CYM814136.



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

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

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 Email/E-Bost: sales@aledellis.com