



**Land to the rear of Aneddle , Capel Seion
Aberystwyth Ceredigion SY23 4ED**

Guide price £120,000



North Ceredigion. Aberystwyth 5 miles.

Situated abutting the A4120 Devils Bridge road, a useful parcel of land amounting to 3.7 acres or thereabouts with hope value for possible planning for an affordable house.

LAND TO THE REAR OF ANEDDLE, CAPEL SEION, ABERYSTWYTH, CEREDIGION

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

SITUATION

The land is situated some 5 miles inland from town abutting the A4120 Aberystwyth to Devils Bridge road in the heart of the village of Capel Seion. The village had under gone considerable ribbon development over recent years which is evident on inspection.

Local amenities are available at Penparcau and Aberystwyth has a good range of both social, leisure and educational facilities to cater for the large local and student populations.

VIEWING

Strictly by appointment with the sole selling agents – Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com.

DIRECTIONS



From Aberystwyth take the A487 coastal trunk road south from Aberystwyth to Southgate before branching left on A4120 Devils Bridge road. Proceed for approximately 5 miles and the land will be denoted by a for sale board on the left hand side a short distance after the former school on your right.

OS PLAN

A copy of the land registry plan is included with these sales particulars.

SERVICES

Mains electricity and water are near by.

RIGHTS, EASEMENTS AND RIGHTS OF WAYS

The property is sold subject to and with the benefit of the rights of way whether public or private, light support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to or not in the sale particulars. The purchasers shall be deemed to have knowledge of the boundaries and neither the vendor nor his agents will be responsible for the defining of the boundaries or the ownership of.

SINGLE FARM PAYMENT

There are NO entitlements included in the sale.

LOCAL AUTHORITY AND PLANNING DEPT.

Ceredigion County Council, Penmorfa, Aberaeron, Ceredigion. 01545 570881.

TENURE AND POSSESSION

The enclosure is sold freehold with vacant possession on completion.

METHOD OF SALE

The land is offered for sale by Private Treaty.

PARTICULARS OF SALE

The land is total amounts to 3.6 acres or thereabouts. Being level to gently sloping in

nature, being an useful enclosure suitable for agricultural or horticultural purposes.

PLANNING MATTERS

We believe that planning permission could be forthcoming for residential development on part of the enclosure and therefore we strongly recommend that prospective purchasers make their own enquiries with the planning department at Aberaeron.

This is there for an excellent opportunity to acquire an accessible enclosure convenient to Aberystwyth with potential to develop into a smallholding or several residential units subject to planning.

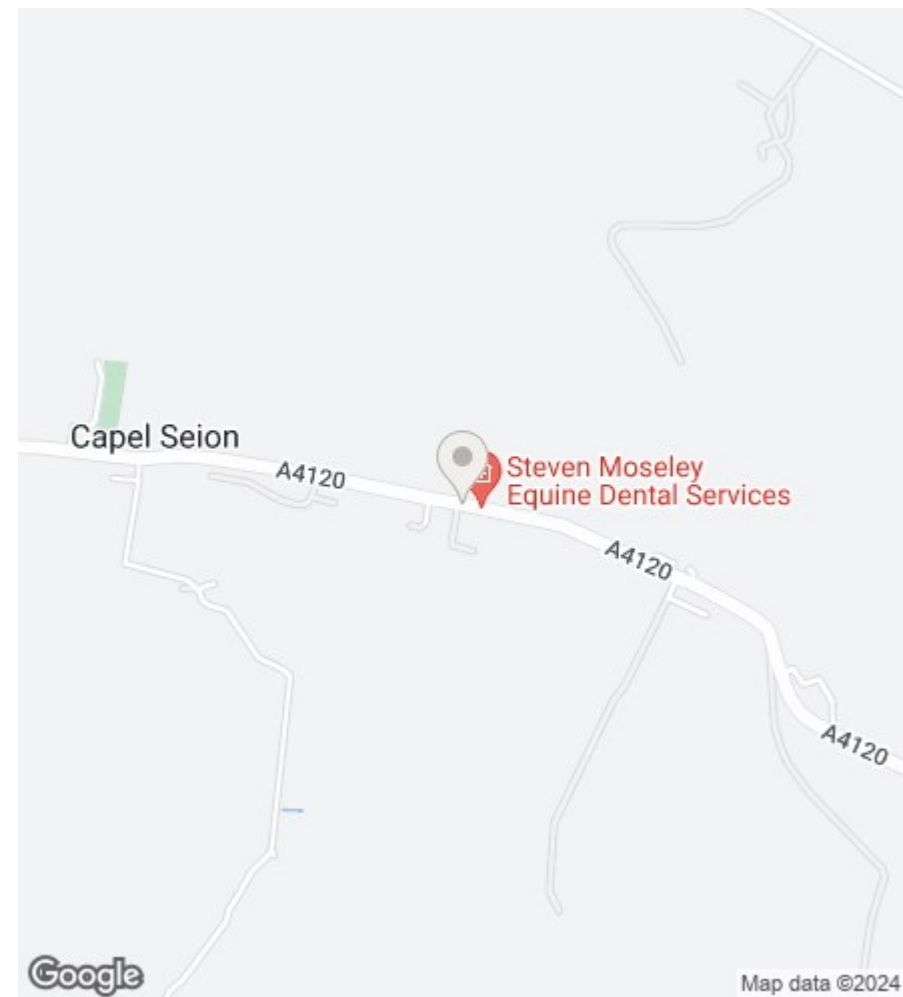
PROSPECTIVE PURCHASERS

PLEASE NOTE

PROPERTY MISDESCRIPTIONS ACT

A solicitor acting for a previous buyer asserted that they had deeds proving that the previous possessory title should not have been applied for even though they did not disclose / produce them and that the possessory title was registered for 12 years before the assertion was made.

Please refer to the attached copy of the Land Registry Title CYM422022 confirming the absolute title.



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
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