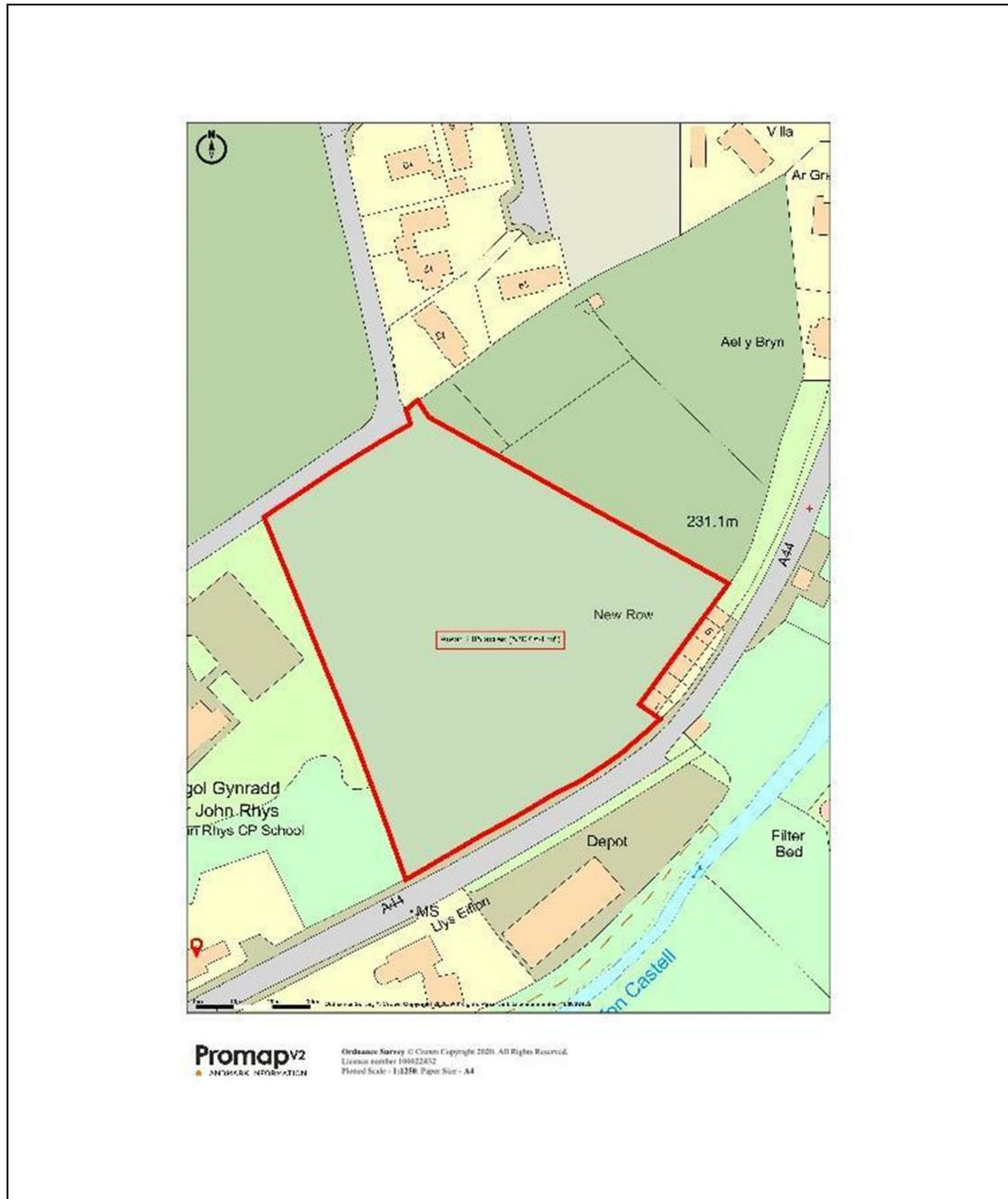




16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
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**Land Adj to Ponterwyd School , Ponterwyd
Aberystwyth Ceredigion SY23 3JU**

Guide price £100,000

A valuable parcel of land situated in the heart of the village with hope value for residential development (EER N/A)

Land Adj to Ponterwyd School Ponterwyd, Aberystwyth, Ceredigion, SY23 3JU

A valuable parcel of land

situated in the heart of the village with hope value for residential development

The land which amounts to 2 acres or thereabouts is situated in the heart of the village next door to Ponterwyd Primary School abutting the A44 trunk road. Access to the land is from the unclassified lane on the western boundary.

Ponterwyd is situated about 12 miles inland from Aberystwyth and a similar distance from Llangurig which further inland. Local amenities include a garage/ general stores, the afore mentioned primary school and the George Burrows Hotel. The tourist attractions of Devils Bridge, Plumlimon mountains and the Nant Y Moch Reservoir are nearby.

We believe that historically there was planning permission for the erection of a single dwelling on the land but we have not seen sight of any documentation to confirm this. However there have no recent applications or refusals.

TENURE:

Freehold

SERVICES:

Mains electricity and water are nearby.

VIEWING:

The land is denoted by a for sale board and can be inspected at anytime with a set of property particulars. Please ensure that all gates are kept shut.

DESCRIPTION

The field is sloping in nature and south facing. The boundaries of the enclosure are shown edged in red on the attached plan. The land in total amounts to approximately 2 acres.

PRO MAP

DIRECTIONS

From Aberystwyth take the A44 trunk road inland to Ponterwyd. Take the 2nd turning left after the garage (also on your left) and the field is on the right hand side immediately after the primary school.



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 CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	