



**Rhydmeirionydd Farm Clarach Rd, Borth  
Aberystwyth Ceredigion SY24 5NS**

**Guide price £365,000**





We are pleased to offer for sale approximately 35 acres of land together with planning consent for the conversion of the traditional outbuildings into 3 holiday units together with a general purpose outbuilding.



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### SITUATION

(OS grid reference SN60040 86352)  
Rhydmeirionydd is situated on the early growing coastal belt abutting the B4572 Clarach to Borth Rd some 2 miles due south of Borth which provides for local amenities and some 4 miles north of the popular university and market town of Aberystwyth, which has a good selection of both

local National retailers in addition to major employers such as the University, National Library of Wales and Bronglais Hospital.

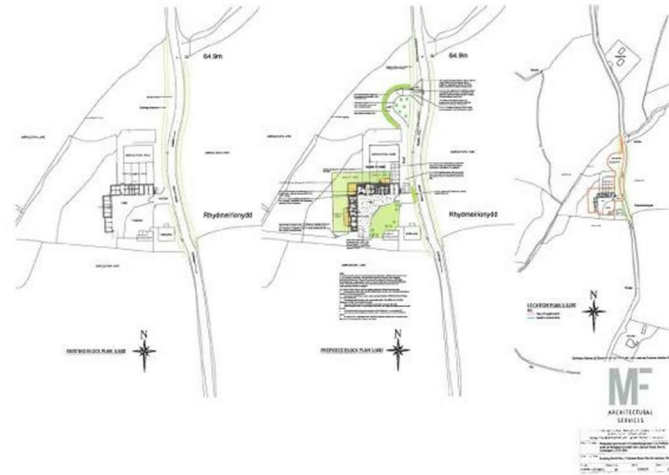
### SERVICES

New mains power and water connections

### ENTRANCE

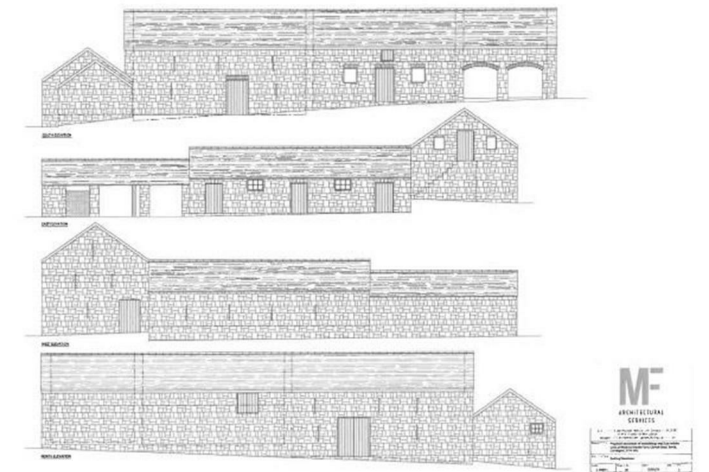
New main entrance in accordance with planning permission

### PLANNING PERMISSION



A copy of the planning permission application number. A200571 is included with the sale particulars. Permission was granted on 21/01/2021. A bat survey has been undertaken and condition 5 x15 have been discharged - Application A211022.

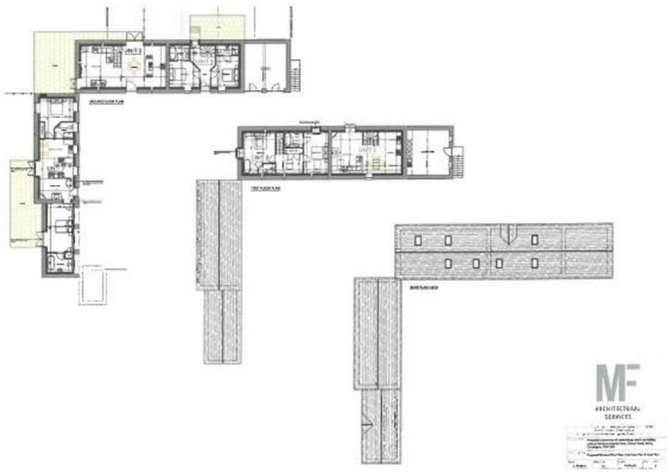
Drawings are available for one unit (the single story conversion).





## PROPOSAL DEVELOPMENT

We attach with the sale particulars existing elevation plans, block and location plans together with proposed elevation plans, together with floor plans, which have been prepared by MF Architectural Services on behalf of the client.







The land within close proximity to the homestead and mainly level in nature capable of been cropped with stream and woodland areas (see photograph)

The remainder of the land is sloping in nature, east facing rising to about 130 metres above sea level with superb views on the highest western boundary.



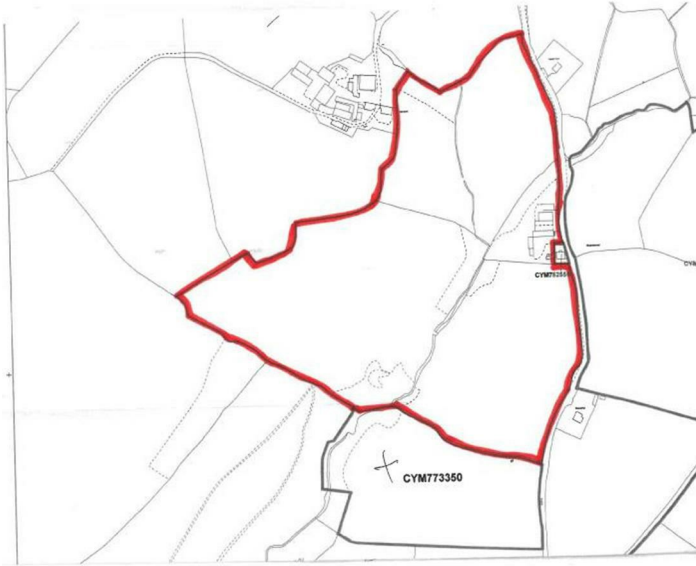
## THE LAND

The land forms part of the land registry title number CYM551775. A plan is included with the sale particulars for identification purposes only with the boundry edged in red.





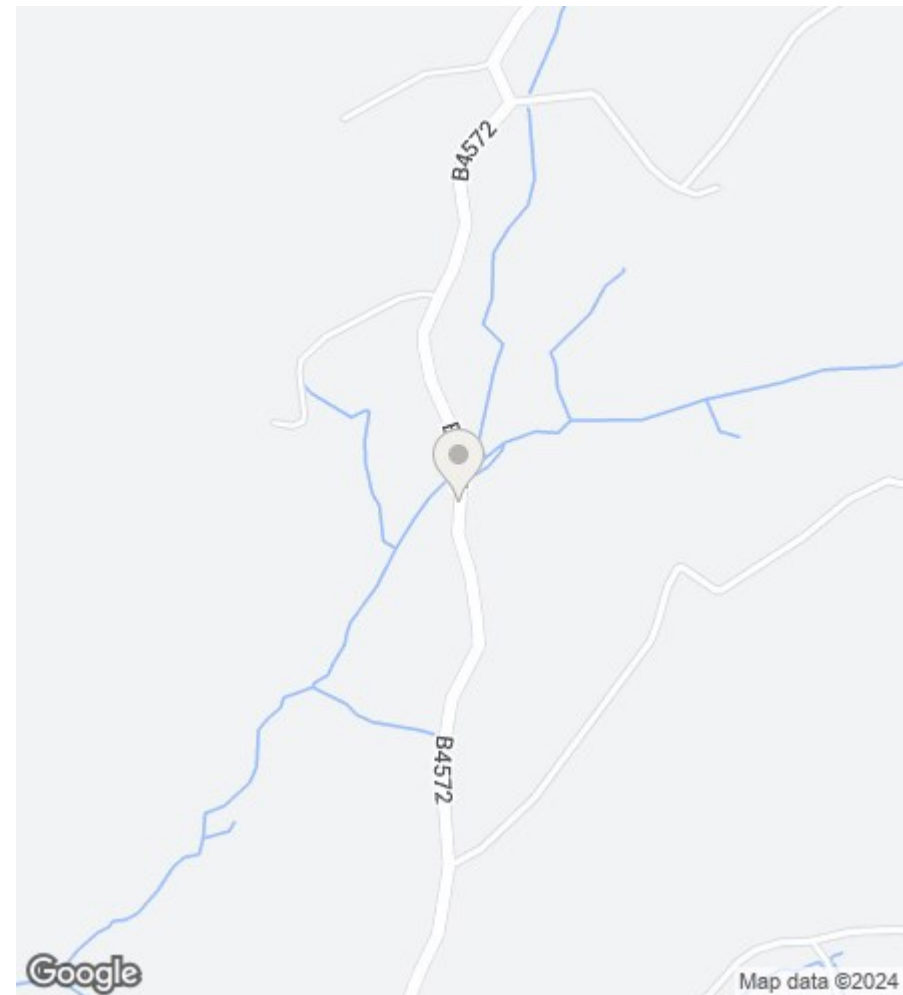
## PLAN



## DIRECTIONS

From Aberystwyth proceed on the main A487 coastal trunk road North up Penglais hill, on the brow of the hill turn left onto the B4572 Borth road and proceed through Clarach/ Llangorwen for a further 2 miles or so and Rhydmeirionydd is on your left hand side denoted by a fore sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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