



**Blaendolau Farm (Llanbadarn Scrap Yard) Pwllhobi, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3SR**

Price £700,000



A useful parcel of 1.8 acres

of possible development land in a prime edge of town location.

Sole Agents:- Aled Ellis & Co, 16 Terrace Rd, Aberystwyth, Ceredigion, SY23 1NP. 01970 626160 or sales@aledellis.com

LOCATION

Blaendolau is situated just off the main A44 trunk road at Llanbadarn Fawr convenient to all local amenities and within a mile or so of Aberystwyth town centre. Aberystwyth is an historic university and market town and one of the most vibrant in Ceredigion. Aberystwyth has a large student population and other major employers include the National Library of Wales and Bronglais hospital. The town is also a popular coastal resort.

DESCRIPTION

This possible development site currently has no planning permission for a residential development and therefore prospective purchasers must make their own enquiries. The site in total extends to 1.8 acres and currently comprises of a detached farmhouse mainly of traditional construction with more recent extensions with accommodation briefly comprising of:- Ground floor – L shaped kitchen/ dining room with door to inner hallway with shared bathroom and wc leading to self contained bedsit, living room, kitchen, porch and lean to conservatory. On the first floor – there are 2 bedrooms and bathroom. The outbuildings briefly comprise of :- traditionally built outbuilding utilised as a workshop and a further corrugated iron workshop.

Access to the property is direct onto the trunk road and the land on the southern boundary abuts the railway embankment. Adjoining land to the west comprises of Llanbadarn Industrial Estate and the land to the east is recently a developed residential development known as Hen Hafod.

The land has been utilised until recently as a 'Scrap Yard' and therefore can be regarded as a brown field site. The vendors have recently commissioned Geo Environmental Desk study and Preliminary Risk assessment and a Ground Investigation report. These reports have been

prepared by Ex Cal Limited of Ex Cal House, Capel Hendre Industrial Estate, Ammanford, Carmarthenshire, SA18 3SJ. 01269 831606.

These reports are available for inspection at our office.

SITE PLAN

We attached with the sales particulars a plan showing the boundaries edge in Red for identification purposes.

PLANNING

There is no planning permission either granted or refused on this area of land. Prospective purchasers must make their own enquiries with the local planning authority at The Town Hall, Aberaeron.

SERVICES

Interested parties are required to make their own enquiries on the relevant statutory under-takers but we believe that mains electricity, water and drainage are at hand or nearby.



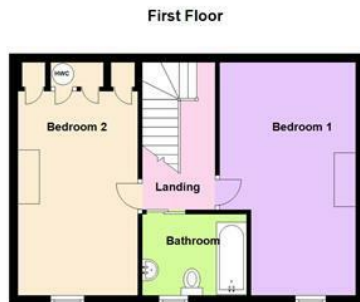
DIRECTION



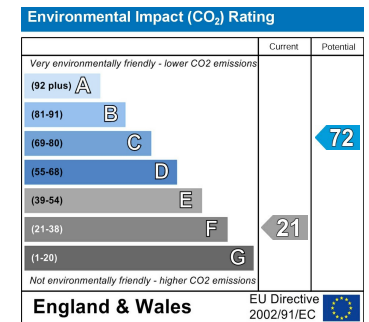
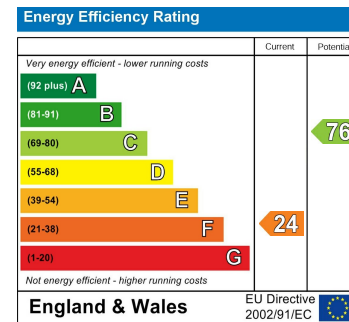
From Aberystwyth take the A44 trunk road in land to Llanbadarn and the turning to Blaendolau is on the right hand side a short distance after the Texaco garage & Cambrian Printers offices on the same side.







The Floor plans are for guidance only.
Plan produced using PlanUp.
Blaendolau, Llanbadarn Fawr



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