



Land Adj to Perthi, Llandysul, SA44 4HR

**Offers In The Region Of £99,950**

A good sized parcel of land which has previously has permission for outline development, which was granted in 2005, but has since lapsed. The sale of this land gives would be purchasers an excellent opportunity to acquire a good sized plot within a town location, but with far reaching views.

## The Plot



The land measures approximately 122' x 115' (27.19m x 35.05m) with a gentle slope, having good access off Llyn y Fran Road

what3words:- ///mops.merge.crescendo

## Planning Consent



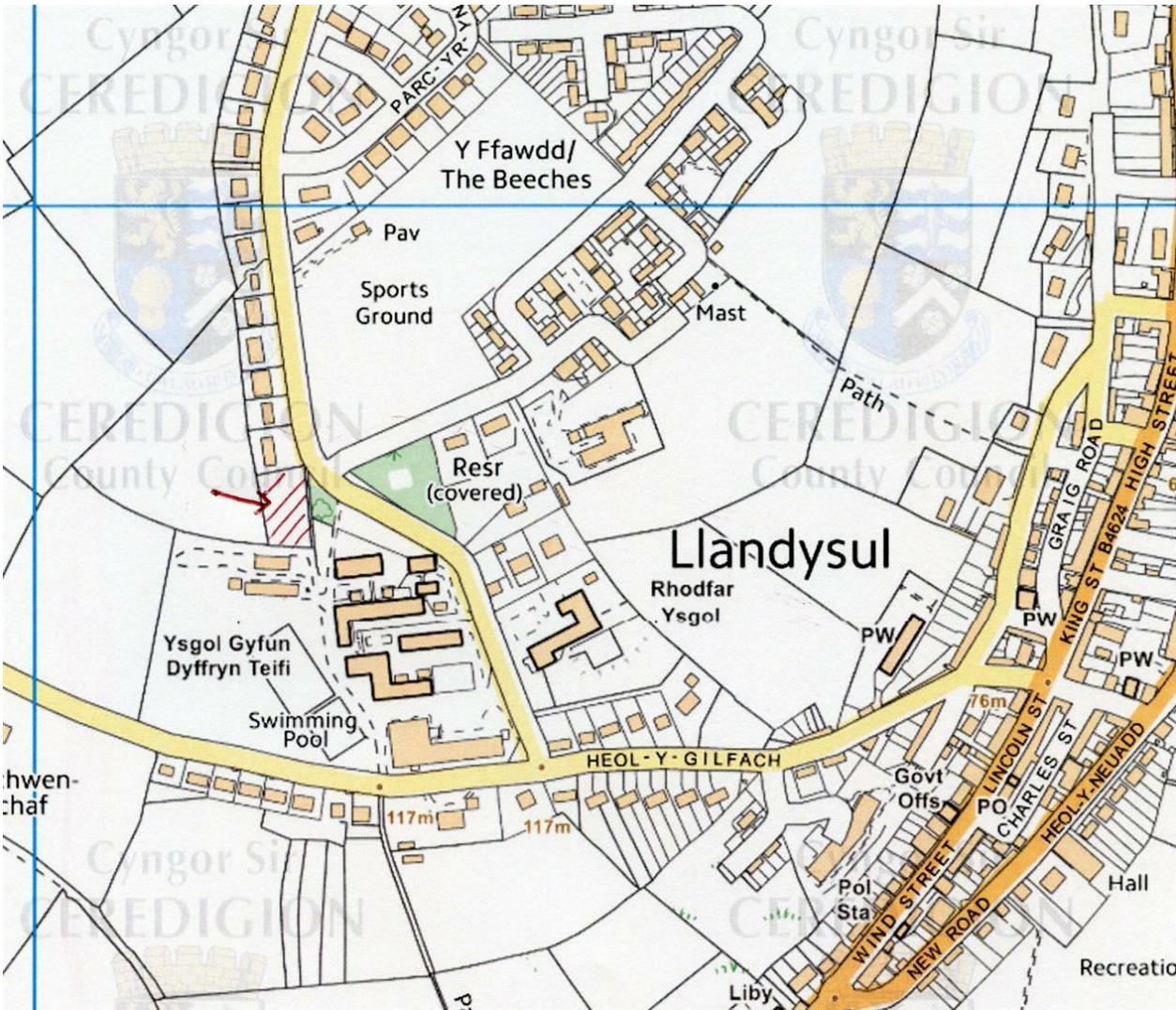
The land has previously had planning consent under application number A051245, which was granted in 02/2006 and has since lapsed.

## Local Authority

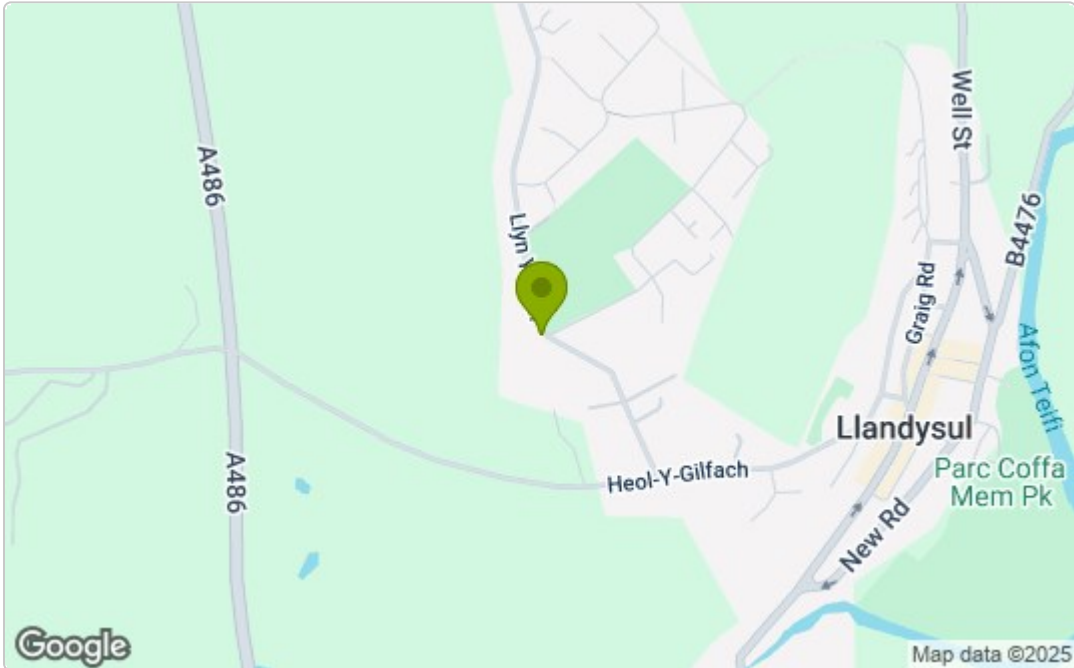
Ceredigion County Council, Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth SY23 3UE.

01545 570881. [www.ceredigion.gov.uk](http://www.ceredigion.gov.uk)

Floor Plan



Area Map



Energy Efficiency Graph

| 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 |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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