



Ruin at Bryn Tygwydd, Capel Tygwydd Cwm Cou, Newcastle Emlyn SA38 9PF

An opportunity to acquire an old ruin with around 11 acres of very good gently sloping pastureland on the outskirts of the hamlet of Capel Tygwydd, itself located between Cardigan and Newcastle Emlyn towns. There is currently no planning consent to rebuild / redevelop the site and prospective purchasers would need to make their own enquiries in this regard from the local planning department. Access would be off a minor council maintained road to the north of the ruin. We are advised by our clients that the ruin was lived in previously and that the previous occupants of the ruin are buried locally.



- ❖ Ruin With 11 Acres Of Good Pastureland
- ❖ No Planning Consent In Place
- ❖ Previously A Residential Dwelling
- ❖ Access Off Minor Tarmac Council Road
- ❖ Edge Of Capel Tygwydd Village
- ❖ Between Cardigan And N/Emlyn
- ❖ Far Reaching Views

£120,000

1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

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Description

This ruin does not currently have planning consent for re-building and it would be up to the buyers of this property to make their own enquiries with the planning department as to the chances of achieving consent. The ruin was previously a residential house and the previous occupants, we are told by our clients, are buried at the local church yard.

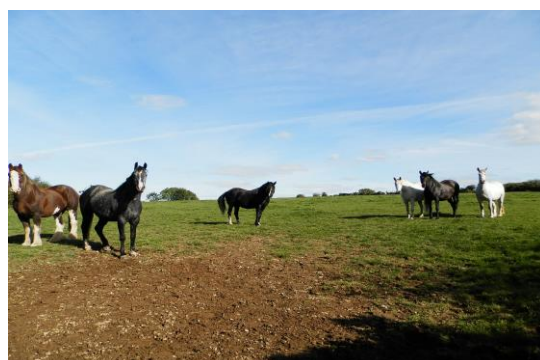
Access

If planning were granted, the access would be off a minor council-owned road and the property comes with around 11 acres of good, gently sloping pastureland with views.

Pastureland with Ruin

Inquisitive Horses (NOT Included) !!

Another View of Pastureland with Ruin



Directions

From Newcastle Emlyn, take the B4333 Aberporth road until you reach the village of Cwm Cou. Proceed around the right-hand bend and take the left turn onto the B4570 towards Cardigan. Proceed along here into Capel Tygwydd and Bryn Tygwydd can be seen on the right-hand side, opposite the church.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

Draft Details

THESE DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THEY ARE HAPPY WITH THESE DETAILS. PLEASE CHECK WITH OUR OFFICES THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING ANY DISTANCE.

