



For identification purpose only

Potential Development Land
Land adjoining Gwel Afon, Penparcau
Aberystwyth, SY23 3RY

ASKING PRICE: £300,000
www.iestynleyshon.com

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A freehold parcel of land extending to some 2 acres or thereabouts arrange into a long strip of land, adjoining Gwel Afon estate. This is a natural extension to the current site. The land is capable of a residential development of say 18 units similar style to the properties already built on Gwel Afon estate being semi detached homes. The land is capable of developing to provide a residential site subject to the usual planning permission.

The land adjoins Gwel Afon Estate and has access along the south side which leads to Gaufron Farmhouse. The access proceed to the Aberystwyth Cricket Club and the cycle pathway to Aberystwyth. There is good amenity areas along the pathway and access on the the Rheidol River.

The vendors are prepared to consider alternative sale agreements to effect a disposal of the land. We are of the opinion that the land can be developed to provide 9 pairs of 3 bedroom semi detached homes. All prospective buyers should make their own enquiry with the local planning department to discuss their own individual plans and requirements.