



The Smallholding Centre

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Farmland

£120,000



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.

Key Features

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 Newcastle Emlyn

Far-Reaching Views

Location

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.

Exterior

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.

Additional Information

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.



Ruin - Another View



Another View of Pastureland with Ruin