



**Penbanc , Lledrod**  
**Aberystwyth Ceredigion SY23 4HY**  
**Formal tender £250,000**



## FOR SALE BY FORMAL TENDER

A 35 acre smallholding comprising of a traditional farmhouse in need of total renovation together with outbuildings.

## SITUATION

Penbanc is situated some 12 miles inland from the university and market town of Aberystwyth in an elevated location with fine views over the surrounding countryside. Aberystwyth has a good range of amenities to cater for the large local and student population.

## DIRECTIONS

From Aberystwyth take the A487 trunk road south for 3 miles to Llanfarian. Turn left on to the A485 Tregaron road and proceed through Llanilar to Lledrod. Turn left in the centre of the village and proceed for approximately a mile ignoring all turnings before turning right (signposted Swyddffynnon) and proceed (over two cattle grids) over the Common. Penbanc is the first property on the right hand side denoted by a For Sale board. OS Grid Reference SN66186823.

## VIEWING

The land (and the location) can be viewed at any time but please ensure that the gates are left secure. The farmhouse can be inspected on the following dates:- Friday 23rd July, Wednesday 28th July, Wednesday 4th August, Wednesday 11th August and Saturday 14th August. Only a limited inspection of the farmhouse is possible as the stairs are unsafe.

Any professional such as surveyor or architect can contact us to arrange a date for viewing on behalf of their clients.

To server a time slot for the viewing days please contact the sole agent Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 019710 6261610 or sales@aledellis.com

## PARTICULARS OF SALE

The farmhouse has been vacant for a considerable length of time and is in need of total renovation.

The existing accommodation briefly comprises of:

## RECEPTION HALLWAY

Doors to

## SITTING ROOM

6'8 x 6'2 (2.03m x 1.88m )

## LIVING ROOM

15'9 x 16'max (4.80m x 4.88mmax )

## FORMER KITCHEN

7'1 x 13'4 (2.16m x 4.06m )

## WALK-IN PANTRY

10'6 x 7'

## BATHROOM

8'6 x 9' (2.59m x 2.74m)

## FIRST FLOOR

Inspection not possible – stairs are unsafe.

## BEDROOM 1

6'x 16'1 (1.83mx 4.90m )

## BEDROOM 2

10' x 7'6 (3.05m x 2.29m)

## BEDROOM 3

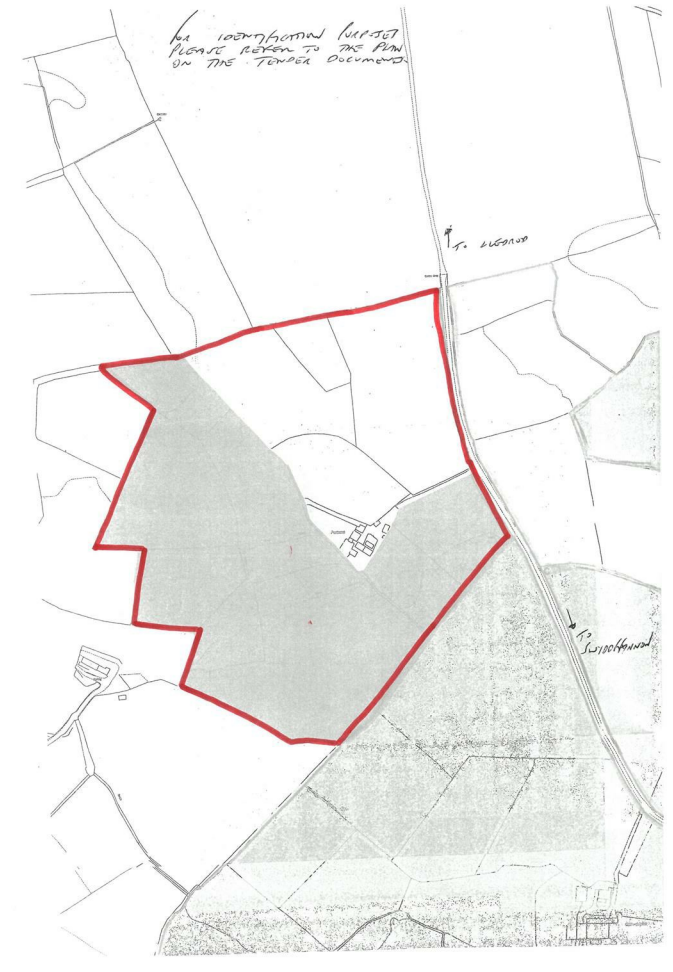
13'4 x 14' max (4.06m x 4.27m max )

Door to under eaves storage.

## EXTERNALLY

Detached garage, 3 bay hay barn, cavity block built former cattle shed, other part dilapidated outbuildings.

## THE LAND (see plan and schedule of acreages)



The land is total amount to 35 acres (or thereabouts).

There are several drier enclosures within close proximity to the homestead. The land towards the southern boundary is sloping in nature and providing for good grazing over the summer months. The land abutting the common on the northern boundary has little or no agricultural use but is high in conservation value.

SCHEDULE OF ACREAGES

Penbanc, Lledrod,  
Aberystwyth, SY23 4HY

Enclosure No	Area (hectares)
0834	3.91
0624	0.83
1621	0.06
1716	1.50
0114	5.75
8919	2.34
	14.39 hectares(or thereabouts or 35.55 acres

Dyddiad  
Date 03/09/2020  
Gofynnwr a'r  
Pwybwr ar yr  
Sam Pugh  
Llinell unrhyngochol  
(01545) 572131  
Direct line  
By Sgwyf  
My I'm  
Each of  
Your set  
E-bost  
Email Sam.pugh@Ceredigion

Dear Mr Jones

**RE: Town and Country Planning Act 1990**  
**Pre-Application Advice – Proposed demolition of existing single storey to rear of property to be replaced with two storey extension at Penbanc, Lledrod, Aberystwyth, Ceredigion, SY23 4HY.**

Thank you for your pre-application advice form received via email on the 8<sup>th</sup> of July 2020.

The pre-application submitted is for the reuse of an abandoned dwelling. The proposal includes the demolition of existing single storey section to rear of property to be replaced with a two storey extension. I am informed that the property has been vacant for nearly 40 years.

**National Guidance:**

Planning Policy Wales (Edition 10 - December 2018)  
Technical Advice Note 12: Design

**Relevant Development Plan Policies:**

On the 25th April 2013 the Council resolved to formally adopt the 'Ceredigion Local Development Plan' (LDP). The LDP can be inspected on the website via the following link;  
<http://www.ceredigion.gov.uk/media/6223/ceredigion-local-development-plan-ldp-volume-1-strategy-and-policies-english.pdf>

The following development plan policies will be considered during the assessment of your proposal:

Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ateb Saesneg i bob gohebiaeth Saesneg. Ni fydd gohebu yn Gymraeg yn arwain at oedi.  
We welcome correspondence in Welsh and English. Correspondence received in Welsh will be answered in Welsh and correspondence in English will be answered in English. Corresponding in Welsh will not involve any delay.

Prif Weithredwr / Chief Executive : Eifion Evans  
Cyfarwyddwr Corfforaethol / Corporate Director : Barry Rees

- LU09 The Re-use of Farmer/Abandoned Dwellings
- DM06 High Quality Design and Place making
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape

**Relevant Supplementary Planning Guidance:**

The following Supplementary Planning Guidance documents are applicable and should be considered:  
- Built Environment and Design SPG

**Initial Assessment of Proposal**

Local Development Plan (LDP) Policy LU09 recognises the importance of the re-use of former or abandoned dwellings in meeting the housing need of rural communities and reducing the pressure for new build development. It is important to ensure however, that the re-use of the dwelling does not have adverse impacts on the character of the surrounding area. Works carried out in bringing the dwelling back into use should respect the qualities, character and appearance of the original dwelling in terms of form, bulk, size, scale and high quality design.

If however the property has fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling or the building is structurally unsound and renovation is not possible, detailed justification must be provided for a rebuild. From the information you have provided it would appear that the structure of the dwelling is in relatively good order and renovation is possible.

Local Development Plan (LDP) Policy DM06 seeks to ensure that new development has full regard, and positively contributes, to the context of its location and surroundings. In particular, criterion 2 requires development to complement the site and its surroundings in terms of layout, and of a cohesive form in relation to the scale, height and proportion of the existing built form. Criterion 1 aims to promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form and materials, while criterion 8 seeks to ensure that new materials are sympathetic to the character of the locality.

The proposals seeks the demolition of an existing single storey section of the property and the construction of a two storey extension to the rear elevation of the dwelling house. From the information provided it appears that the extension will not protrude beyond the existing side elevation of the dwelling house, and will therefore be contained within the existing built form. The layout of the proposed extension is therefore considered to be acceptable. The proposed materials should complement those of the existing dwelling house and will need to be assessed and considered further as part of the formal application process. The reuse of traditional build materials such as stone, slate and wood will help to ensure any future development responds appropriately to the local vernacular.

Criterion 7 of Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. The siting of the proposal ensure that unacceptable impact on the amenity of neighbouring properties in highly unlikely.

**PLANNING MATTERS**

A pre application was submitted last year for developing the farmhouse and a copy of the response is included with these particulars for your information.

## RIGHTS OF WAY

Given the demolition required as part of the development it is highly likely that a bat survey will be required as part of any formal planning application as alterations are proposed to the roof.

I have not been informed that any alterations would be required to the vehicular access point and on that basis I have not consulted with the Local Highways Authority for advice. If however I am mistaken, then please let me know and I will liaise accordingly with the Highway Authority.

Finally, I would recommend that the existing vegetation around the perimeter of the site is retained as part of the scheme. This not only retains the rural feel of the area but is also beneficial for any biodiversity at the site.

### Guidance on submitting an application

Should you wish to submit a planning application, the items listed below will need to be submitted:

- Planning permission application form
- Location plan 1:2500, 1:1250 scale with land in ownership outlined in blue and development area outlined in red.
- Existing and Proposed Block plan 1:200 scale with land in ownership outlined in blue and development area outlined in red.
- Existing and Proposed Elevations, Plans, Sections and Site levels (Scale 1:100 or 1:50).
- Completed Certificate of Ownership.
- Agricultural Holding Certificate.
- Copy of Completed Article 10 to be served on owner/tenant or published in the newspaper if Ownership Certificates B, C or D have been completed.
- Application fee - £230

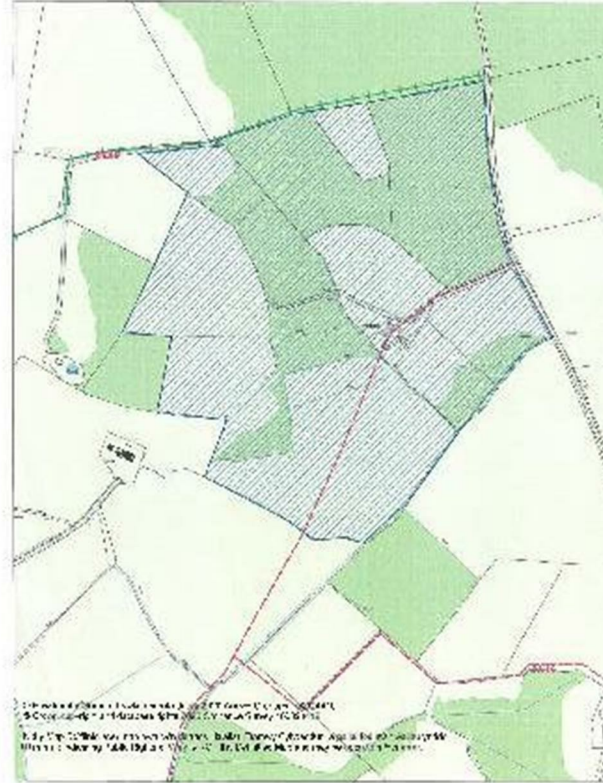
May I remind you that the content of this letter is made without prejudice to any future application.

I hope that the content of this letter is of some assistance to you, however should you have any queries, please do not hesitate to contact me.

Yours sincerely,



Samuel Pugh  
Development Management Officer  
Ceredigion Council  
[Sam.pugh@ceredigion.gov.uk](mailto:Sam.pugh@ceredigion.gov.uk)



There is a vehicular right of way through the homestead in favour of an adjoining property together with a bridleway and public footpath as highlighted on the plan.

## METHOD OF SALE

The farmhouse is offered for sale by Formal Tender. Offers must be submitted on the prescribed tender form which are included with the sale particulars. Offer must be submitted by noon on Friday 20th August 2021.

Our clients are not obliged to accept the highest or any of the tenders submitted.

Prospective purchasers are strongly advised to seek legal advice before submitting a tender. The tender must include a payment of 10% of the sum tendered. Once a tender is accepted the successful party is legally obliged to purchase the property.

## NOTIFICATION DATE

The successful party will be informed on or before the 27th August 2021.

## COMPLETION (see tender documents)

28 days from acceptance of offer or earlier by arrangement.

## SOLICITORS

The solicitors acting are Humphrey Roberts & Bott. 1 Alfred Place, Aberystwyth, Ceredigion SY23 2BS 01970 636 525.  
REF: WH

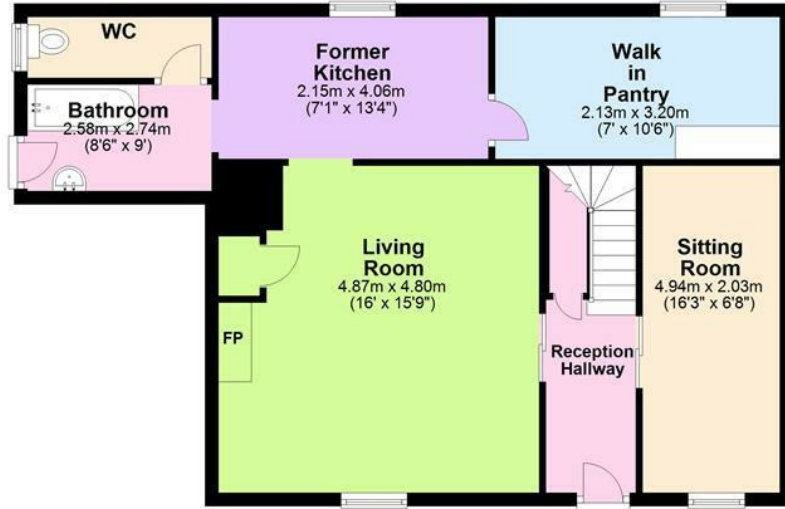
## SERVICES

Mains electricity nearby but not connected. Private drainage and private water source nearby.



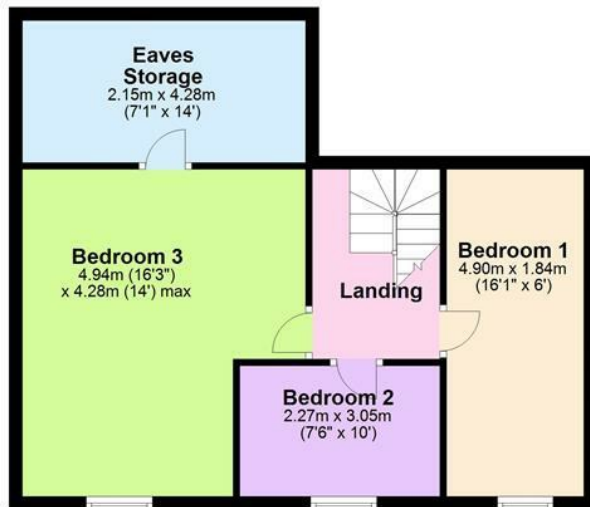
### Ground Floor

Approx. 67.6 sq. metres (727.8 sq. feet)



### First Floor

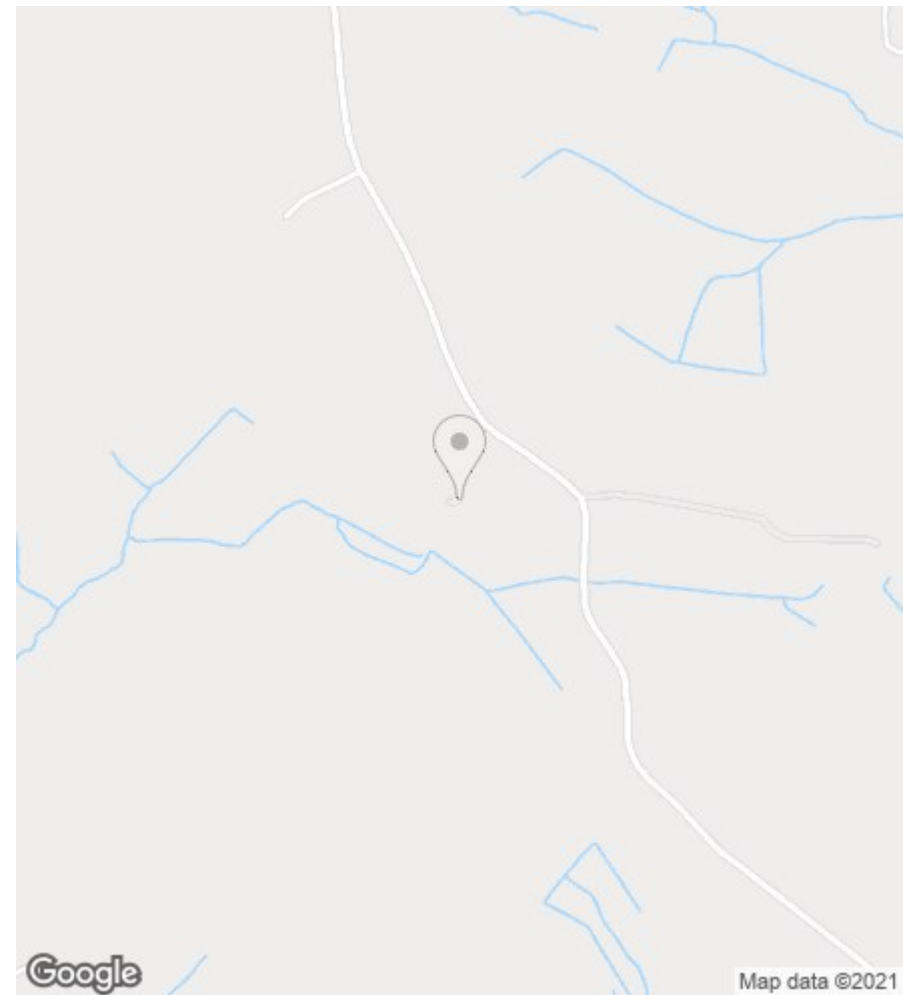
Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 119.1 sq. metres (1281.8 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Penbanc, Lledrod**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			80
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	6	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

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Email/E-Bost: sales@aledellis.com