



# STATION YARD, ABERAERON SA46 0EA

## Compound / Development Land, Station Yard, Aberaeron SA46 0EA

**FREEHOLD** property **FOR SALE** comprising storage compound - approximately **0.44 acre** with potential for development (subject to planning)

## LOCATION

Aberaeron is a popular coastal town in Ceredigion offering a range of amenities and services. It is a busy tourist area providing excellent access to the Ceredigion coastline and the town's harbour provides maritime links into Cardigan Bay.



The A487 provides road access along the north Ceredigion coast with Aberystwyth about 15 miles to the north and Cardigan about 23 miles to the south west. Lampeter is about 13 miles to the south east via the A482.

Station Yard is located about 750 metres from the town centre with access off the A482 and then an unclassified road, Bro Allt-y-Graig. The property forms part of an operational builder's merchants and will be separated following disposal. A new access to the property will need to be provided - at the purchaser's cost.

The river Aeron runs adjacent to the south western boundary.

## DESCRIPTION

The property comprises a substantial yard area extending to approximately **0.44 acre (0.178 hectare)** being part of a builders' merchant depot used for open storage.

The site is predominantly hard surfaced and has hedge boundary to the adjacent road (Bro Allt-y-Graig). Other boundaries are fenced with the exception of the boundary to the builder's merchants retained land, which will require to be fenced by the purchaser following sale with a 2 metre high metal palisade fence or other boundary treatment to be agreed with the vendor.

The purchaser will be responsible for any costs associated with making the property self contained and serviced.

## SERVICES

We understand mains electricity, water and mains drainage are available for connection nearby but prospective purchasers should satisfy themselves as to the availability of supplies suitable for their proposed use.

## PLANNING

The property forms part of a builder's merchants yard and is used for storage purposes. The property is also within the settlement boundary for Aberaeron in the adopted Ceredigion Local Development Plan 2007-2022 and as such, alternative uses including residential may be considered, subject to planning permission.

Prospective purchasers should satisfy themselves as to the potential for obtaining planning permission for any alternative uses.

## BUSINESS RATES

The property forms part of the Jewson builder's merchants and so is not currently separately assessed.

## VAT

VAT may be payable on the purchase price (subject to confirmation).

## ASBESTOS

The detection of asbestos and asbestos-related compounds is beyond the scope of the selling agents and accordingly we recommend prospective purchasers rely on their own enquiries.



## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## TERMS

Offers in excess of **£90,000** for the freehold interest.

The property is offered for sale by private treaty and on a subject to contract basis. Full details of the bidding process and timescales are available from the selling agents.

## VIEWING & FURTHER INFORMATION

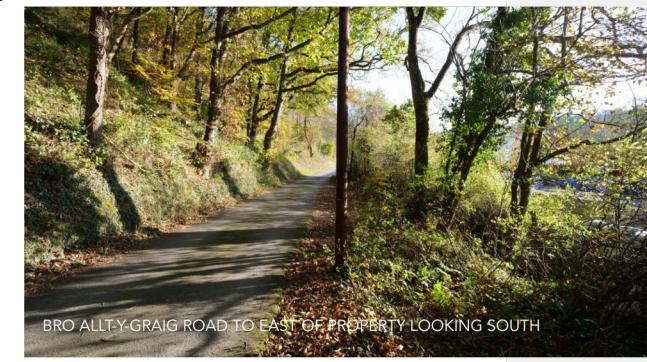
Viewing is strictly by appointment.

For further information please contact agents:

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