



Cyngor Sir CEREDIGION County Council

FOR SALE

**Former Library / Sixth Form
Lampeter Road Tregaron
Ceredigion SY25 6RS**

Asking Price : £160,000



**Former Library / Sixth Form
May Suit Various Uses
Subject To The Necessary Consents
Viewing By Appointment Only**



**Yr Adain Ystadau/The Estates Section
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DESCRIPTION

A collection of buildings, used in the past as a Library and sixth form school.

The site in total amounts to approximately .8 of an acre. Please see plan for identification purposes only.

The present buildings have a Gross Internal Area of approximately 811 M2.

Advice from a Pre Application in relation to planning, has indicated that residential is likely to be considered. The Pre Application sought advice on a change of use from D1 to C3 with a possible conversion to part of the main building, creating three dwellings, together with the demolition of some buildings and the creation of a further two dwellings.

Any development would of course be subject to all the necessary consents being obtained.

All dimensions and any plans are approximate and are for information purposes only.



There is an easement allowing access by the neighbour running along the West boundary for the neighbouring property to carry out maintenance. Approximate position shown in blue on plan.

Services: Mains Electricity, Water and drainage.

Local Authority: Ceredigion.



1. These particulars do not constitute any part of an offer or contract

3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

4. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.