



Cyngor Sir
CEREDIGION
County Council

FOR SALE
POTENTIAL DEVELOPMENT OPPORTUNITY

Brynderwen Former Offices
Former Depo Buildings and Land
Adpar
Newcastle Emlyn
SA38 9NX



Offers in the region of £750,000
Viewing By Appointment Only
Access to main property is not possible due
to advanced Dry Rot

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DESCRIPTION FORMER OFFICES

A detached former House, more recently used as offices and nursery.

GROUND FLOOR ACCOMMODATION COMPRISES

Main Door	Providing access to
Reception Porch	Tiled Floor. Door leading to
Reception Hall	Stairs to first floor. Door to rear hall and onto Meithrin / Nursery area. Night storage heater and doors to
Room 1	19'11" x 13'11" max (6.08m x 4.26m max) plus bay window area. Two night storage heaters.
Store Room	Measurements to be confirmed.
Room 2	13'3" x 14'2" (4.04m x 4.32m) plus bay window area. Door to
Room 3	11'3" x 14'4" (3.44m x 4.39m) plus bay area. Former counter. Night storage heater.
Rear Reception Hall	21'10" x 7'5" (6.67m x 2.27m) Meithrin / Nursery Area, accessed via double doors from side. Doors to
Main Room	30'8" x 36'5" (9.36m x 11.10m) Presently occupied by the Nursery.
Ladies w.c.	9'6" x 7'5" (2.92m x 2.27m)
Inner Hall	Door to front accommodation and to
Mens w.c.	8'2" x 6'5" (2.51m x 1.96m) Urinal, w.c. and wash basin.
Kitchen	12'9" x 10'1" (3.9m x 3.09m) Units, sink and night storage heater.

FIRST FLOOR ACCOMMODATION COMPRISES

Split Landing	Door to w.c. and to
Room 1	14'3" x 12'5" max (4.36m x 3.8m max) night storage heater.
Room 2	14'7" x 14'3" (4.47m x 4.35m) night storage heater
Room 3	6'7"x 9'1" (2.02m x 2.79m) night storage heater.
Room 4	14'x 14' (4.28m x 4.28m) two night storage heaters.
Inner Hall	Night storage heater doors to
Room 5	13'9" x 10'2" (4.2m x 3.11m) night storage heater.
Room 6	10'2" x 8'6" (3.11m x 2.6m) plus recess area. Night storage heater.
Room 7	17'5" x 7'5"(5.33m x 2.26m) Door to fire escape. Night storage heater, door to
Room 8	14' x 7'5" (4.3m x 2.28m) panel heater.

DESCRIPTION FORMER DEPO BUILDINGS AND LAND TO REAR

The former depo buildings comprise of obsolete buildings, yard area to the fore and lands to the rear. Area in total approximately 1.2 acres.

This collection of properties and land, offers a potential development opportunity, subject to any necessary planning application approvals.

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



PLAN FOR IDENTIFICATION PURPOSES ONLY

EXTERNALLY

The former offices has spacious grounds to include parking area to the side and lawned areas to the fore with various trees. There is a substantial out building to the side.

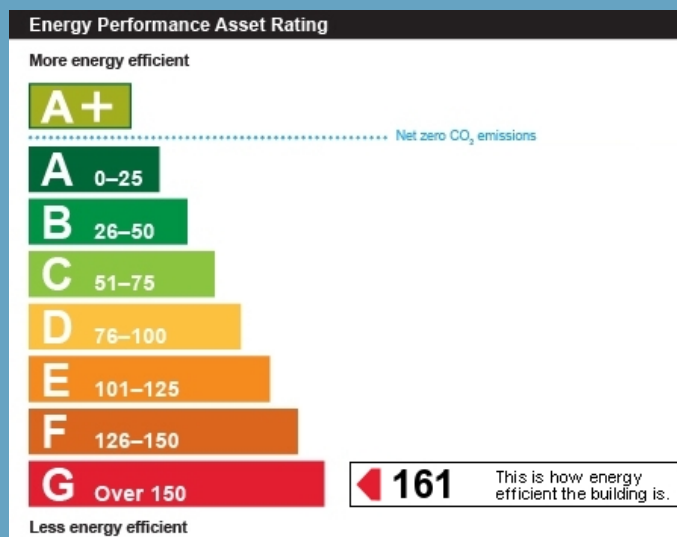
The former Depo site with buildings and land to the rear, amounts to approximately 1.2 acres.

Services: Mains Electricity, Water and Drainage to former offices.

Tenure: Freehold.

Please Note Advanced Dry Rot is present within the main building.

Local Authority: Ceredigion.



Full EPC available on request from Ceredigion County Council relevant to the former offices only



Notice

1. These particulars do not constitute any part of an offer or contract
2. All statements contained in these particulars as to this property are made without responsibility on the part of Ceredigion County Council
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.

