

**Ein cyf / Our ref: ASTISN 24727/26395**

9 February 2026

Dear

**NEW MILL ROAD, CARDIGAN – FOLLOW UP QUESTION**

I refer to your email of 19<sup>th</sup> November 2025 along with subsequent chasing emails, requesting further information regarding land in Welsh Government ownership on the development site at the above location.

Following a review of the procedures regarding this follow-up request, we have found the request was initially sent to the Housing Dept, who would have not had knowledge of or access to the information relating to the title of the land in question. Your enquiry has now been forwarded to the Transport Dept, who have the necessary information to answer the query. Please accept our apology for the delay this has caused in providing you with a response to your enquiry.

The only title is in the name of the Welsh Government, that, is apparent on the development site, appears to be CYM469015. This area of land, was originally acquired in 1991, as part of the A487 Cardigan By-Pass scheme, to facilitate the alteration to a Local Authority road. Upon opening of the “new” A487 the responsibility for the title would have passed to the Local Authority as it formed part of their local road network. This would have been carried out in accordance with the relevant Side Roads Order, which in this case is *The Fishguard - Bangor (Menai Suspension Bridge) Trunk Road (Cardigan Bypass Side Road) Order 1987*.

The reason the land is still (incorrectly) titled to the Welsh Government is because of an anomaly caused by H M Land registry's Voluntary First Registration scheme, which did not take into account, De-Trunking Orders or Side Roads Orders. That said, in such cases, De-trunking Orders / Side roads Orders, supersede titles. As such this title is not considered part of the Welsh Government Transport Asset and I can confirm we have no active interest in it.

Should you wish, we can supply you with a copy of the relevant section of the aforementioned Side roads Order.

Yours sincerely