

Regulated by:



RICS



Since 1989

0.2 Acres Prime Development Site. New Quay - West Wales.



Land adjoining Upland Square, New Quay, Ceredigion. SA45 9QH.

Ref D/2129/RD Price On Application

ONE OF A KIND OPPORTUNITY - DO NOT MISS OUT!

****0.02 Acres**Centre of New Quay West Wales**Potential Re-Development Site**Suitable for Residential/Commercial/Investment/Storage - a number of potential uses (sto)**In an elevated position**Private Access Road**In centre of New Quay village** **Prime Development Land in Cardigan Bay****

The Development is situated within the popular coastal and fishing village of New Quay positioned along the Cardigan Bay coastline. The village offers an array of day to day facilities and services including cafes, bars, restaurants, doctors surgery, places of worship, primary school, local retailers, excellent playing field facilities and good public transport network. The Georgian Harbour town of Aberaeron is some 15 minutes drive to the north. New Quay lies equi distant between the larger towns of Cardigan and Aberystwyth offering a wider range of facilities and services, with the latter providing a University, Regional Hospital and Government Offices.

Offers are invited on an unconditional basis.

Best offers to be submitted to Rhys ap Dylan rhys@morgananddavies.co.uk 4 Market Street, Aberaeron, Ceredigion. SA46 0AS.

Tel 01545 571 600

THE LAND



Measures approximately 0.2 Acres being partly bound by metal railings providing pedestrian access onto Upland Square.

Private vehicle access is provided to the rear which has been used by the same family for in excess of 50 years to access this property.

Within the site are 3 Garage Compounds currently used for storage.

PLANNING

The land falls within the Local Development Plan boundary for New Quay with no specific/designated proposed use.

The adjoining car park area and land is designated for residential use but is completely separate to the property on offer.

The site lies outside of the New Quay Conservation area.

The Land is considered to be suitable for a range of different uses that include (not limited to) - residential, commercial, tourism related, investment, car park.

Interested parties should satisfy themselves of the Planning Potential by contact Ceredigion County Council Planning Dept Tel 01545 572 119.

PURCHASE PRICE

Offers are invited on an unconditional basis. Best offers to be submitted to Rhys ap Dylan rhys@morgananddavies.co.uk
4 Market Street, Aberaeron, Ceredigion. SA46 0AS. Tel 01545 571 600 by 12 noon Friday 7th May 2021.

Please note unconditional offers only invited.

Services

Nearby services include Mains Electric, Water and Drainage.

Directions

The property is situated in a central position within New Quay as identified by the Agents for sale board.



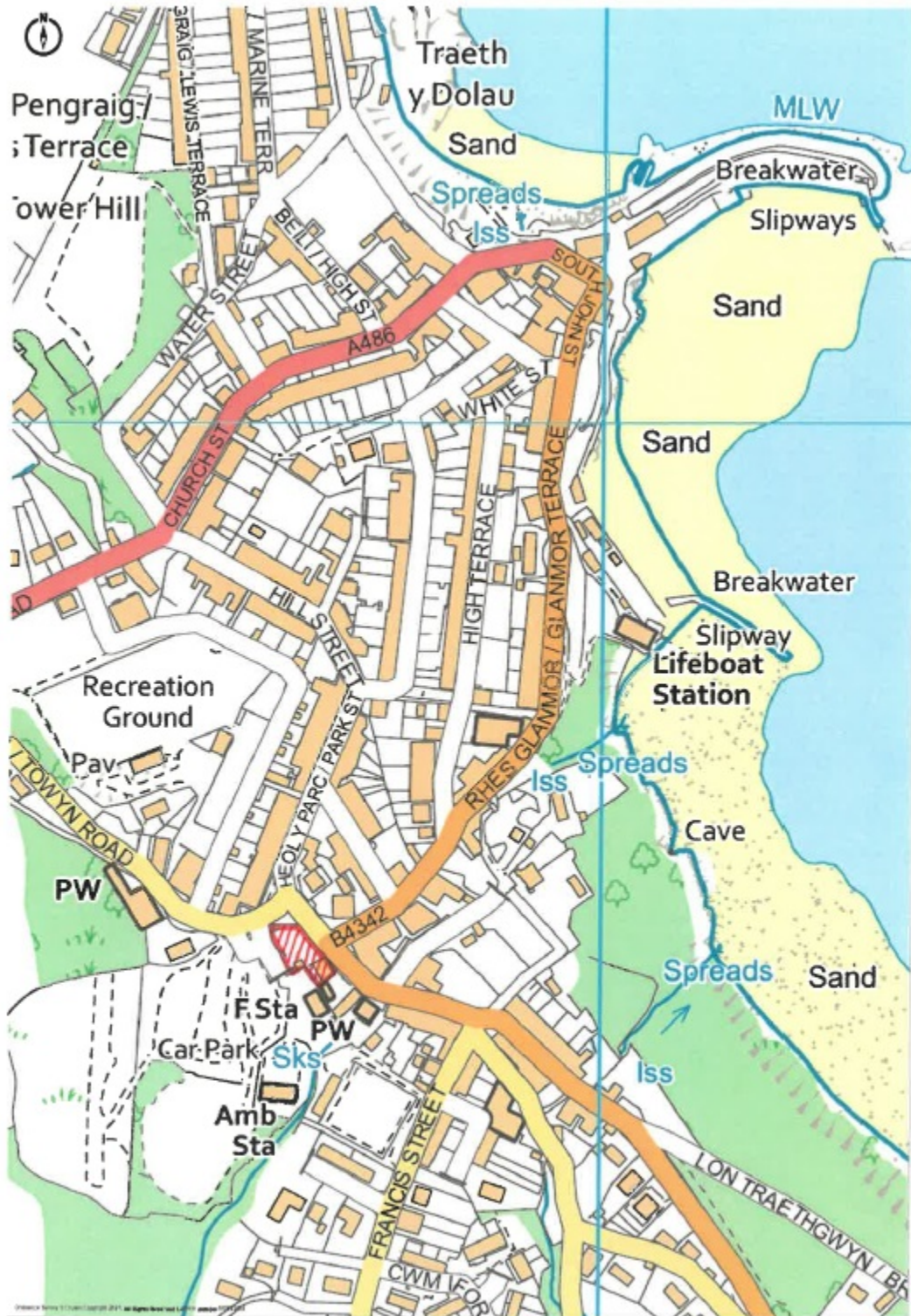


Promap
 LANDMARK INFORMATION

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 Licence number 100025432
 Printed Scale - 1:1216. Paper Size - A4

**FOR IDENTIFICATION
 PURPOSES ONLY**

Morgan Davies, 4 Market Street, Aberaeron SA46 0AS



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PURPOSES ONLY**