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RICS



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Development Site for 11 Dwellings. Devils Bridge, Near Aberystwyth - West Wales.



Pendre Development Land, Devils Bridge, Aberystwyth, Ceredigion. SY23 4QZ.

Ref D/2126/RD Price On Application

****Attractive Development Site for 11 Dwellings**Devils Bridge**Outstanding views over the Cambrian Mountains**Outline Planning Permission**Roadside frontage****

****IDEAL DEVELOPMENT OPPORTUNITY**GLORIOUS LOCATION**AN OPPORTUNITY NOT TO BE MISSED****

The property is situated in the rural iconic village of Devils Bridge amidst picturesque countryside in the heart of the rural Ceredigion with close links to the Elan Valley Mid Wales region, yet very close, only some 20 minutes drive from the Coastal University & Administrative Centre of Aberystwyth.

GENERAL

The land benefits from outline planning permission for the erection of 11 dwellings, the level of Affordable Housing is to be agreed at Reserved Matters stage. Ceredigion Planning Ref A150060.

The layout included in the planning permission is indicative with the location access approved under the Outline Planning Permission. All other matters for appearance, landscaping, layout and scale are to be approved at Reserved Matters stage.

Copies of the Section 106 Agreements are available from the Agents on request.

The vendors can be flexible in their approach to selling depending on the buyers situation.

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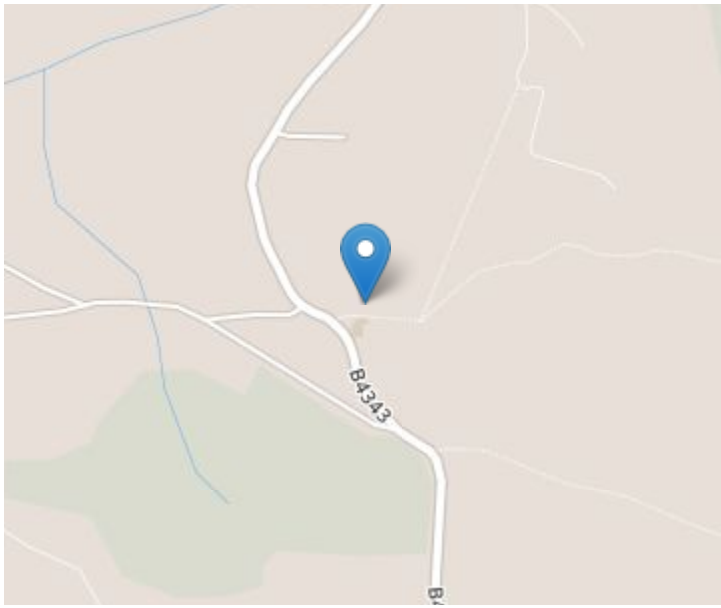
Services

????? Nearby are existing drainage, water, electricity and BT Connections.



Directions

From Tollgate at Aberystwyth proceed on the A4120 signed posted Devils Bridge. Carry on through the villages of Moriah, Capel Seion, Pantycrug, Pïsgah into Devils Bridge. In the village centre take the B4343 sign posted Tregaron. Continue for approximately 200 yards and the development site is located on the right hand side as identified by the Agents for sale board.



A150060



Area for treatment plant

Visibility splay Tangential to the curve of the roadside edge of carriage way as per TD4295 Design Manual for Roads & Bridges

CGA&T / CSC
PES&H / CSC
03 FEB 2015
REF/CYF

Pendre

227.1m

Yr Helyg



Road widened to 5.5m between junction radii

90m visibility splay

Open space area

Note: The site is level and there will be no change to the site levels.

Land at Devi's Brigde
Ceredigion
LDP site H1902

CYNLLUN GWAITH working drawing
GRADDFA scale: 1:500 @ A3
RHIF CYNLLUN drawing Nr: 852/11

IWAN JONES
GWASANAETHAU PENSAERNOL Architectural Services
GELLIMANWYD, TALYBONT, CEREDIGION SY24 5HU
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Colmarcy

HEOLEENNYDD

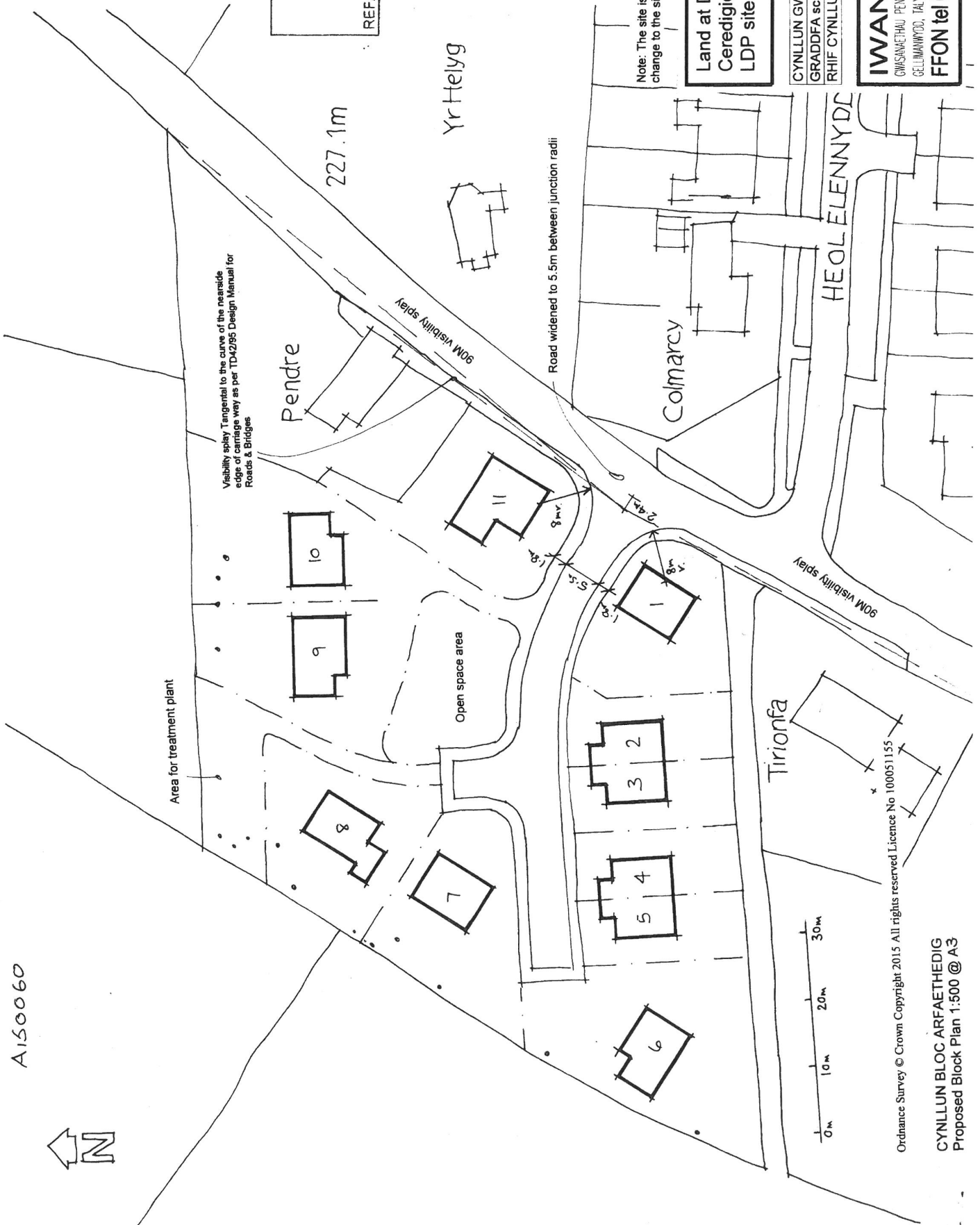
90m visibility splay

Tirionfa

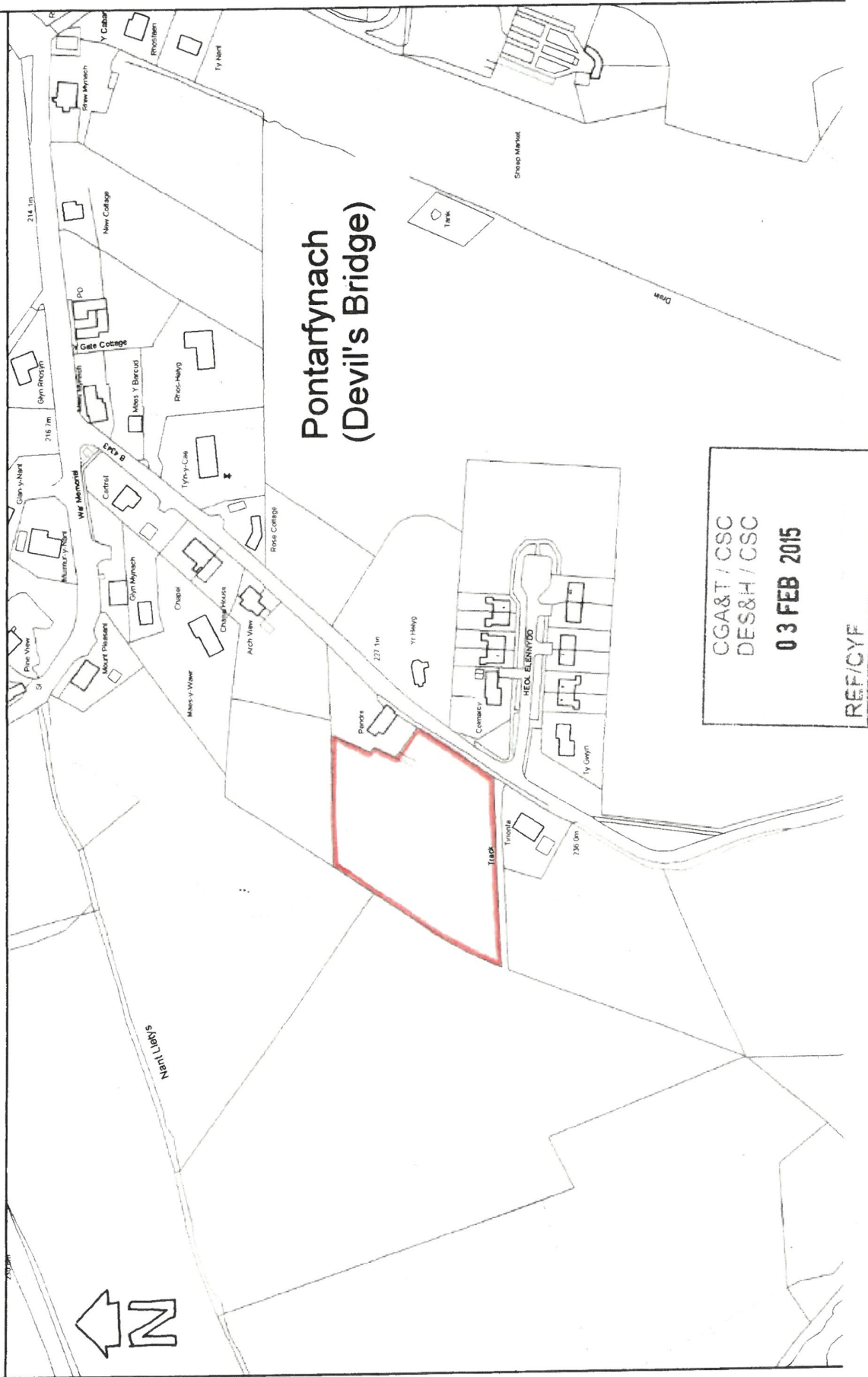
0m 10m 20m 30m

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CYNLLUN BLOC ARFAETHEDIG
Proposed Block Plan 1:500 @ A3



A150060



CGA&T / CSC
DES&H / CSC

03 FEB 2015

EX-101-11111

CYNLLUN SAFLE
Site Location 1:2500 @ A4

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