

An outstanding coastal plot located in a sought after development site. 1 Mile from the popular harbour town of New Quay - West Wales.



Plot 27 Dolphin Court, New Quay, Ceredigion. SA45 9TA.

£99,000

Ref D/2204/ID

****Unique development opportunity**Fully serviced plot with no affordable housing**Distant sea views over Cardigan Bay**4 bed dormer bungalow**Sought after residential development site**Sold as an individual plot**Utility Service agreements in place****

A RARE OPPORTUNITY NOT TO BE MISSED !

The development site sits on the fringes of the popular coastal harbour village of New Quay being positioned along the Cardigan Bay coastline. The site is within walking distance of local village amenities including shops, cafes, restaurants, bars, places of worship, primary school, sandy beaches and excellent public transport connectivity. The Georgian harbour town of Aberaeron is within some 7 miles. The larger urban towns of Cardigan and Aberystwyth being a 30 minute drive.



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GENERAL

An exciting opportunity for a high quality development plot within this highly desirable Dolphin Court Scheme.

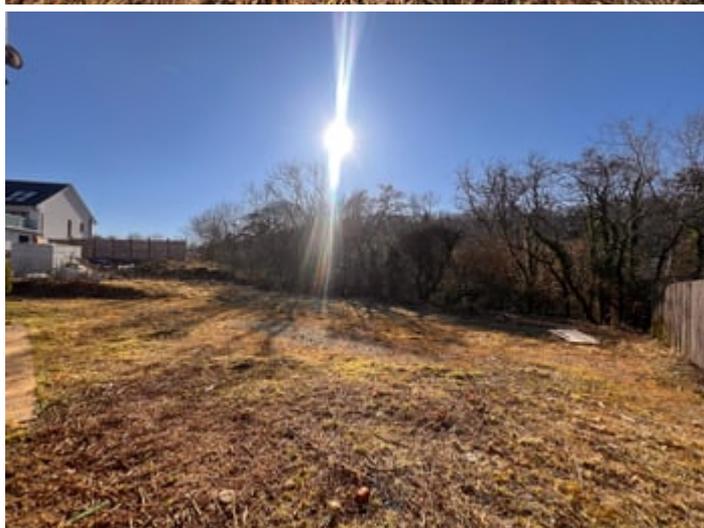
We are advised that the development benefits from full Section Agreements with the Local Authority and statutory utility providers to service the whole scheme.

There are no Affordable housing contributions required with this development.

Dolphin Court Development consists of 37 exceptional new homes designed to offer the best of coastal living.

The site is situated a 5 minute walk to the beach and is sheltered from the estate road by a copse of mature trees.

The site is a haven for tranquility enjoying lovely views over Cardigan Bay.





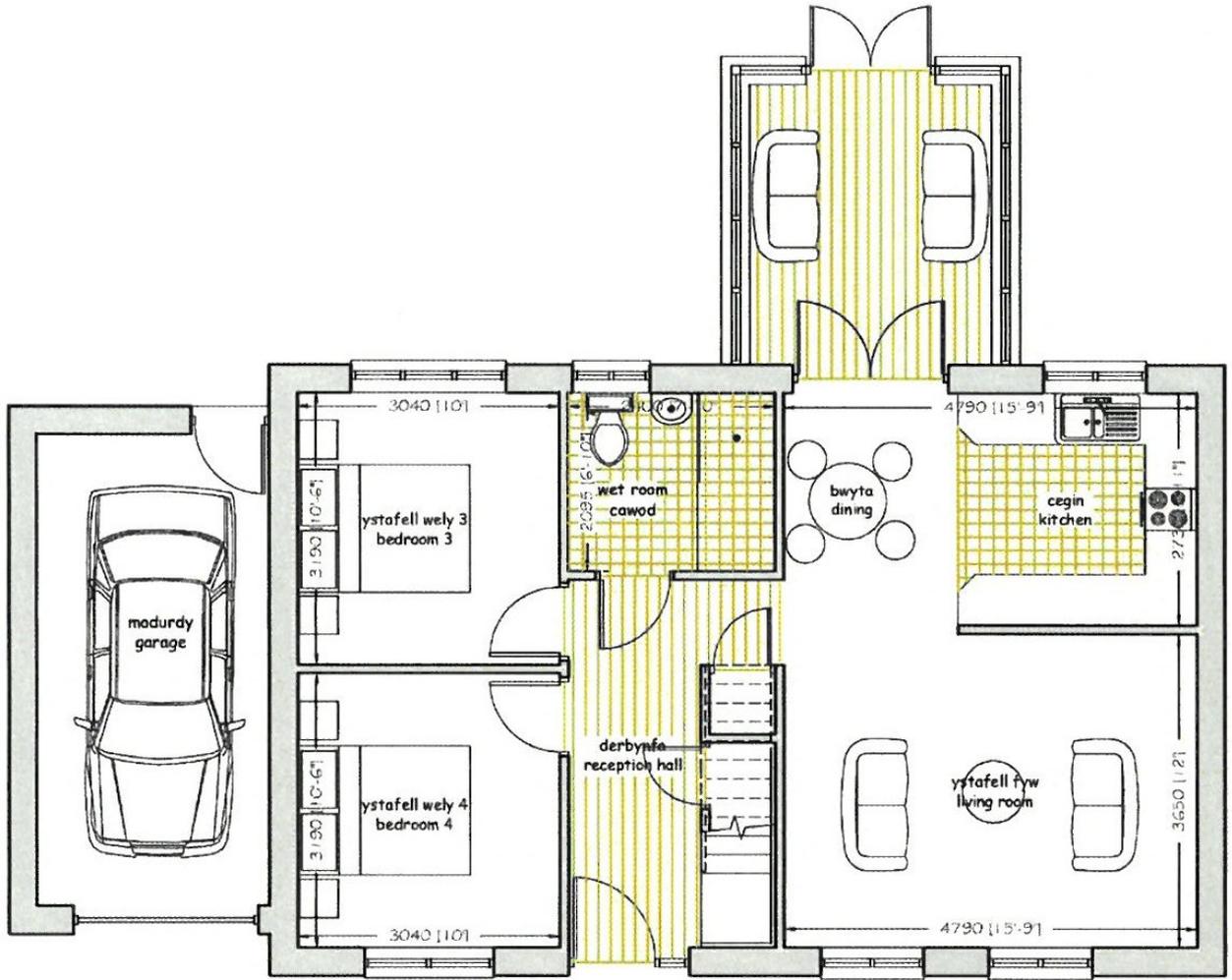
MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

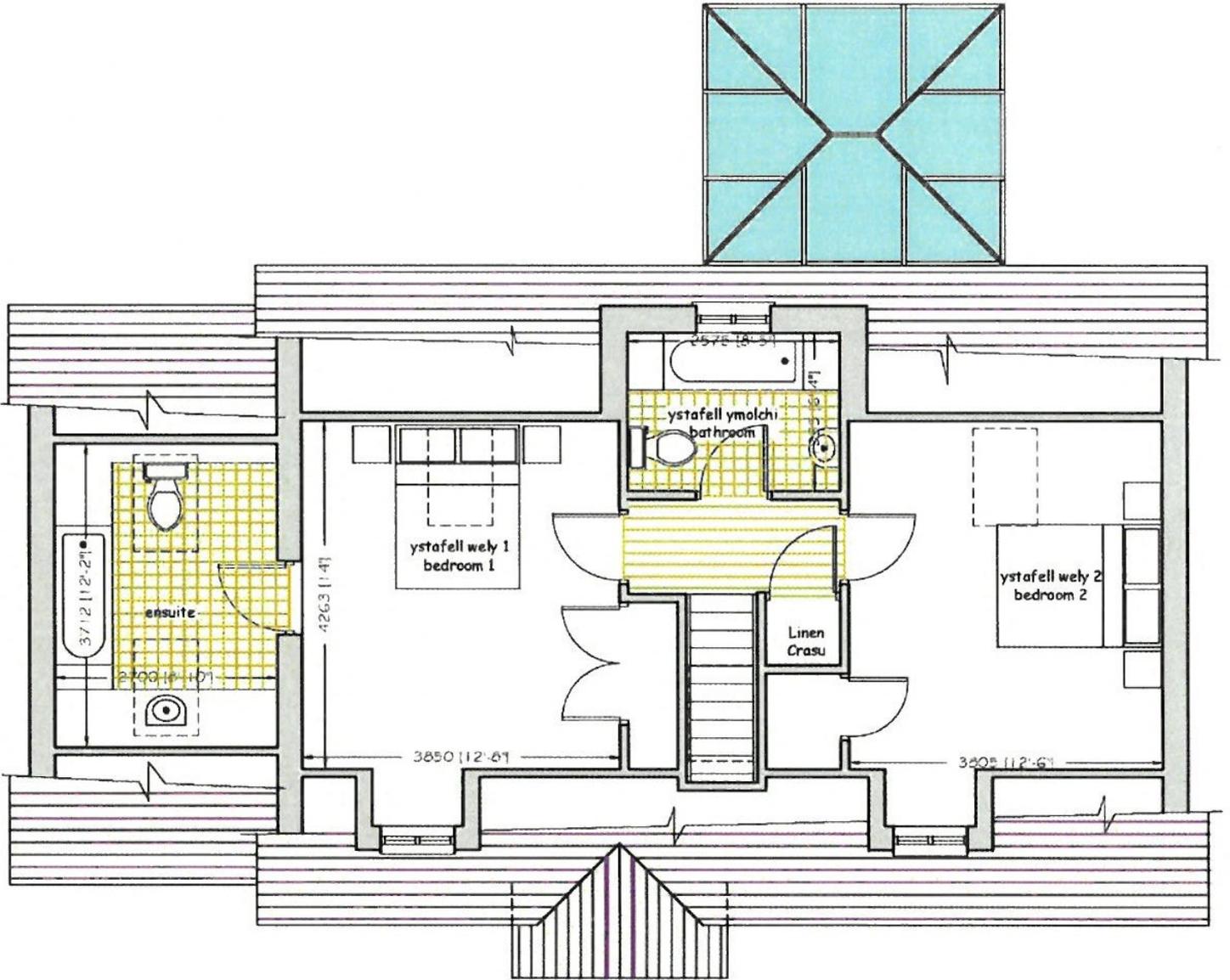
Services

We are advised that the site benefits from mains water, electricity and drainage connections.

Freehold Tenure.



LLAWR WAELOD
GROUND FLOOR - 1:50
Total Floor Area: INTERNAL : 144m² / 1550ft²



LLAWR CYNTAF
FIRST FLOOR - 1:50

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Aberaeron proceed south-west on the A487 coast road as far as the village of Llanarth. At Llanarth drive through the village and turn right alongside the Llanina Arms Hotel onto the B4342 New Quay road. Keep on this road for some 1.5 miles you will pass the entrance to Quay West Holiday Resort on the right hand side. Proceed for a further 300 yards and you will see the entrance to Cwm Halen residential estate on your left hand side. Drive into the estate then take the third road on the left which will lead you to the entrance of Dolphin Court. Continue into the site and take the first right hand junction continuing up the hill, continue on the road around to the right and the plot will be found as the last plot on the right hand side.

For further information or to arrange a viewing on this property please contact :

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