

Regulated by:



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*An exclusive & rare development site opportunity. Capel Bangor, Aberystwyth. West Wales.*



**Development Land at Tyllwyd Farm, Capel Bangor, Aberystwyth, Ceredigion. SY23 3NR.**

**D/2150/RD**

**£450,000**

**\*\* An unique and rare development opportunity for the erection of 8 Dwellings \*\* Capel Bangor, nr. Aberystwyth \*\* Sought after address \*\* Immediate access off the trunk road \*\* Electric and water connections on site \*\* The development includes the erection of 2 x Affordable Homes \*\* Large commodious plots \*\* Countryside views \*\* An outstanding opportunity being rare in the current climate \*\***

**\*\* ATTRACTIVE DEVELOPMENT SITE IN ONE OF THE MOST EXCLUSIVE ADDRESSES AROUND ABERYSTWYTH AND THE CARDIGAN BAY COASTLINE \*\***

The development opportunity is located within the village of Capel Bangor on the fringes of the University town of Aberystwyth. The village is well established with popular local primary school, caravan park and public house, car sales garages and good public transport connectivity. The larger town of Aberystwyth is some 5 minutes drive from the development site offering a wider range of local services and amenities including regional hospital, university and 6th form college, secondary schools, local and national retailers, supermarkets, retail parks, excellent leisure facilities, traditional high street offerings and famous promenade and access to beaches and the All Wales Coastal Path.

## THE OPPORTUNITY

An exciting development opportunity within one of the most popular villages surrounding Aberystwyth.

Outline planning permission exists for the erection of 8 dwellings, including 2 affordable homes.

To our knowledge, we are not aware of any requirements for any further financial contributions from the development site or the provision of any open space.

Ceredigion County Council planning reference: A200377.

An indicative site layout has been approved by the planning department and is attached to the sales particulars for your consideration.

The proposed houses sit within large plots accessed from an adopted turning head rising slightly into the adjoining field which maximises the outlook for the proposed residents of the dwellings.

The slurry silo that is positioned along the western boundary of the site will be removed prior to completion of the land sale.

As part of the planning permission a new access is proposed at the A44 trunk road which has been approved in principal as part of the planning application.

A copy of planning permission, Section 106 and all accompanying drawings are available at the Estate Agents office on request.

Should you require a site visit, please inform the Agents of your preferred time and date and appropriate arrangements can be made.







### **Services**

We are advised that the property benefits from mains water and electricity. Private drainage.

### **Directions**

Travelling east from Aberystwyth on the A44 passing through Llanbadarn Fawr and Glanyrafon towards Lovesgrove roundabout. Continue along the A44 for approximately 1 mile into the village of Capel Bangor proceeding through the majority of the village passing the primary school and the public house on the left and the car garage in the middle of the village on the right hand side as well as the caravan site. Proceed for a further 500 yards and the development site is located on the right hand side immediately after the access to Tyllwyd Farm.

