

*Freehold Building Plot for the erection of a dwelling. Aberaeron. West Wales.*



**Building Plot adj to Ty Coch, Rhiwgoch, Aberaeron, Ceredigion. SA46 0EZ.**

**£140,000**

**D/2175/RD**

\*\* Building Plot for the erection of 3+ bedroom dwelling \*\* Edge of Aberaeron with countryside views and potential coastal views \*\* Plot services nearby \*\* Plot measuring average of 20 metres x 33 metres \*\* Outline planning permission secured \*\*  
Walking distance to Aberaeron town centre \*\*

**\*\* A GREAT OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated along Rhiwgoch on the edge of Aberaeron town centre. Aberaeron offers a good level of local amenities and services including primary and secondary schools, community health centre, leisure centre, traditional high street offerings, local cafes, bars, restaurants and excellent public transport connectivity.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## THE PLOT

The plot sits in an elevated position adjoining Ty Coch along the Rhiwgoch area and Aberaeron.

The plot measures 30 metres to the roadside and 22 metres at its widest point to the rear, averaging 20 metres within the centre.

On average the plot extends to some 33 metres in length being 26 metres at its shortest.

Please note that the plot is split level and offers an opportunity to provide an exciting design overlooking the countryside to the south and enjoying excellent natural sunlight and at first floor level there is an opportunity to secure coastal views over Cardigan Bay, depending on the design preference of the developer.

The property benefits from outline planning permission Ceredigion County Council reference A210574 granted on 26th January 2023.

PLEASE NOTE that the application is outline planning permission with most matters reserved for approval at detailed design stage.

PLEASE NOTE that the building plot is liable to a 10% affordable housing contribution to the Local Authority where a commuted sum will be due on sale of the completed dwelling.

The value of the commuted sum is yet to be determined as there is no approved final design for the property.



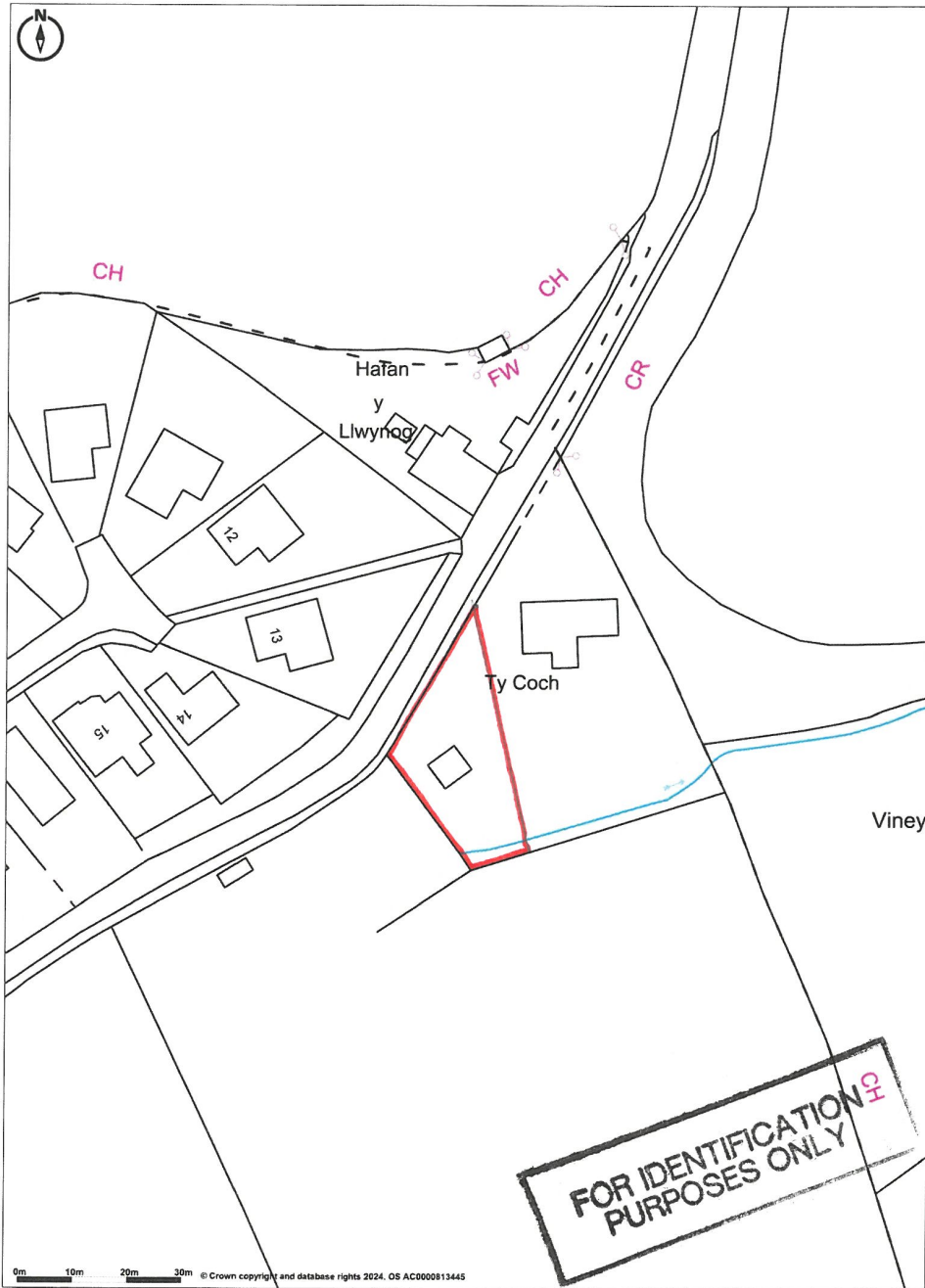


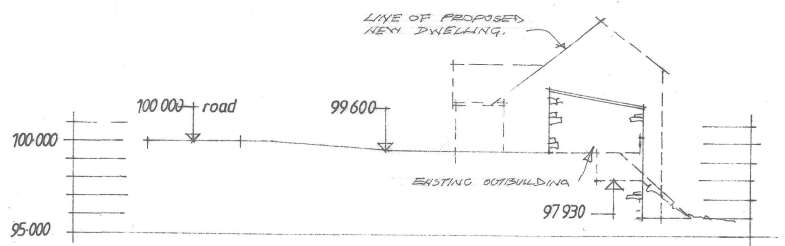
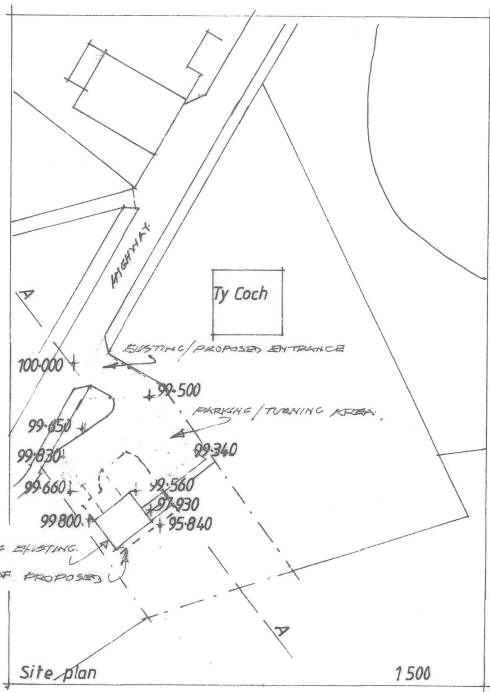
## Services

We are advised that there is mains water and drainage connections on the boundary of the property and electric services nearby.

## MONEY LAUNDERING REGULATIONS

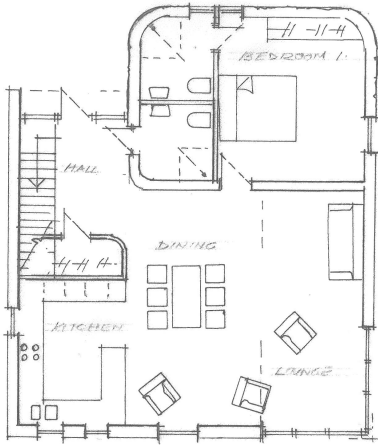
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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



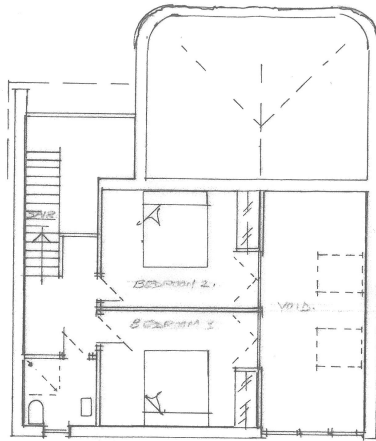


section A-A

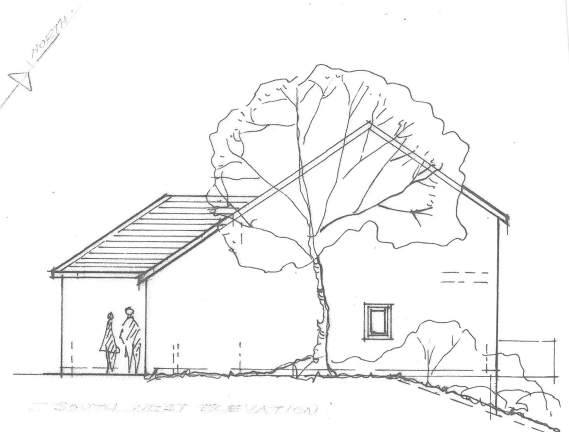
1:200



GROUND FLOOR PLAN 1:100

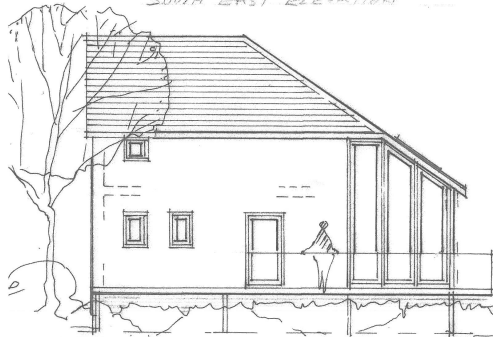


FIRST FLOOR PLAN 1:100

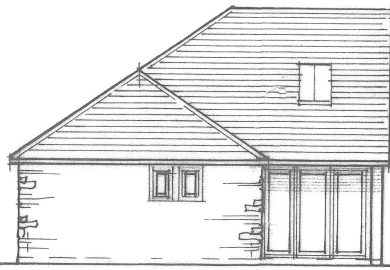


SOUTH WEST ELEVATION

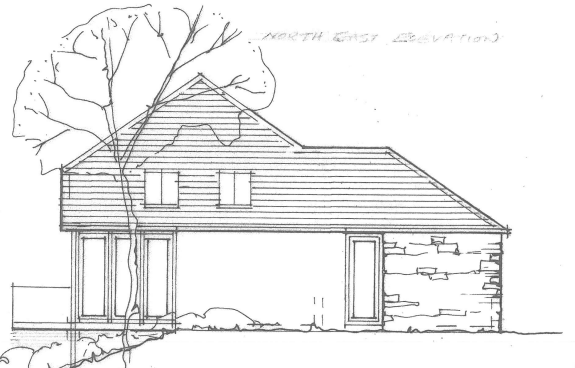
SOUTH EAST ELEVATION




N.W. ENTRANCE ELEVATION



NORTH EAST ELEVATION

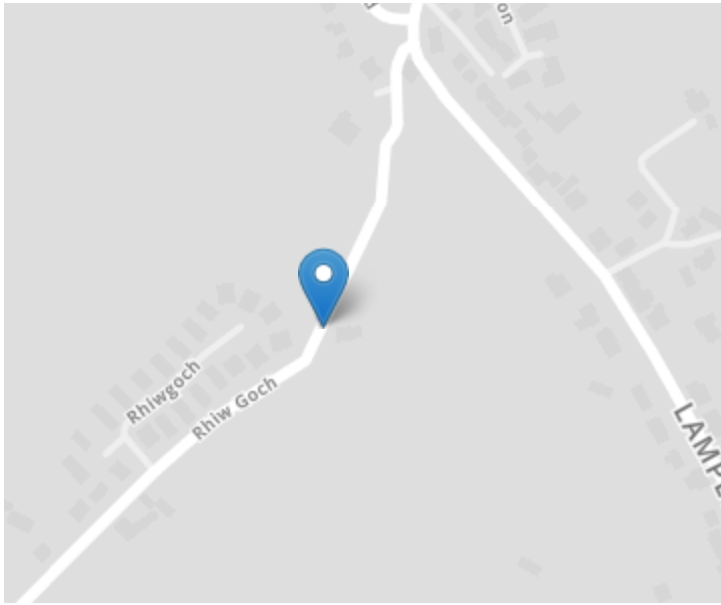


 <p> <b>GRIFF DAVIES</b>          ARCHITECTURAL DESIGN          AND CONSERVATION LTD          Llyshendy New Quay Ceredigion SA45 9PS          01545 560261 enquiries@griffdavies.co.uk       </p>	JOB TITLE AND SITE ADDRESS Ty coch, Rhiw Goch, Aberoeron 1210574	
	DATE 30-9-21	SCALE 1:100



## Directions

On leaving Aberaeron towards Lampeter, head over from the Feathers Royal Hotel and proceed for approximately ½ miles heading over the bridge up to a mini roundabout on Vicarage Hill. Take the 2nd exit onto Rhiwgoch proceeding uphill and after some 500 yards the plot is located immediately next door to Ty Coch which is a pink house.



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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>