

*Attractive development site of 8 homes. Nebo. Near Llanon/Llanrhystud. West Wales.*



**Land at Cae'r Bont Development Site Nebo, Llanon, Ceredigion. SY23 5LF.**

**£300,000**

**Ref D/2183/RD**

\*\* Attractive development site of 8 new homes \*\* Popular village location \*\* Scheme includes 5 x 4 bed open market homes and 3 affordable dwellings \*\* Main services adjoining site boundary \*\* Greenfield development site \*\* Located along strategic road network \*\* Nearby village amenities \*\* Popular rural location \*\* 10 minutes drive to Cardigan Bay coastline \*\* Equidistant 20 minutes from Aberystwyth and Lampeter \*\* A rare and exciting development opportunity not to be missed \*\*

The property is situated within the village of Nebo being conveniently positioned along the B4337 county road leading from Lampeter to the Cardigan Bay coastline. Only some 3 miles from the coastal village communities of Llanrhystud and Llanon which lie on the main A487 coast road offering primary schools, village shops, post offices, places of worship, public houses. Equidistant from the university towns of Aberystwyth on the coast and Lampeter to the south and a 15 minute drive from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and local cafes, bars and restaurants.



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## THE SCHEME

Planning permission exists for the erection of 5 x 4 bed dwellings offering substantial living accommodation and double bedroom spaces throughout.

Each house is set within a large plot overlooking adjoining countryside and has been sympathetically designed to accommodate site constraints and levels. Generally the site has a gentle slope but this will assist with the engineering and drainage works.

There is a requirement for off-site highways improvements to facilitate the development and improve the junction adjoining Ty Capel with the B4337 road.

To the corner of the scheme is an independent area where affordable homes are to be erected. Please note that these are not social houses, these are discount for sale homes to be sold at 70% of market value. These enjoy their own independent access.

There is no requirement for any Section 38 to adopt a highway within the development site as the main area of 5 homes is limited to 5 or less dwellings meaning no requirement for adoptable highway, according to current Local Highway Authority guidance. The affordable homes benefit from communal parking spaces.







## PLANNING PERMISSION

The planning permissions in place include Ceredigion County Council reference A181203 - Erection of 8 no. dwellings to include 3 no. of affordable homes, vehicular access and highways improvements granted on 21st January 2020. Planning permission A240153 the non material amendment to planning permission A181203 - Amendment to wording of condition 3 and removal of condition 13. The resulting implications are that the planning officer within their planning report acknowledge that work has been undertaken on site within 18 months of the decision date meaning that development is live and condition 3 has been amended to now read that samples of the materials should be provided prior to the first use on the buildings.

The condition 13 relating to drainage works and section 104 has been removed and this is subject to separate legislation and is no longer applicable.

Therefore, the permission is live in perpetuity, according to planning advice received separately.

There is no 10% affordable housing cash contribution from

this scheme.



## 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**

Services - the property has nearby connections to water, electricity and drainage.



### Directions

Travelling north through the village of Nebo on the B4337 road, as you leave the village passing the chapel on the left hand side you will then come to a left hand turn just before the bridge. As you turn left, the land is immediately on the right hand side as identified by the Agents for sale board.

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

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