

A Coastal Development site for 6 Dwellings. Near Llangrannog. West Wales.



**Development Land Maes y Pentre, Pontgarreg, Near Llangrannog,
Ceredigion. SA44 6AT.**

£125,000

D/2125/RD

** A Coastal Development Site for 6 Dwellings ** 1 mile Llangrannog ** Outline and Reserve matters approval in perpetuity **
Mains Drainage connection installed ** Beautifully landscaped site. ** Central Village Location **No 10% Affordable Housing
Contribution**Option to purchase additional land**

The Development site is located within the popular Coastal Village of Pontgarreg being 1 miles or so from the popular Coastal
Cove at Llangrannog with its sandy beach and envious position on the Cardigan Bay Coastline. The large Town of Cardigan is
some 10 minutes drive to the South along the A487 which provides excellent public transport connectivity and access to the Town
which offer a range of Local and National retailers, cafes, bars, restaurants, leisure and schooling facilities and access to North
Pembrokeshire.



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GENERAL

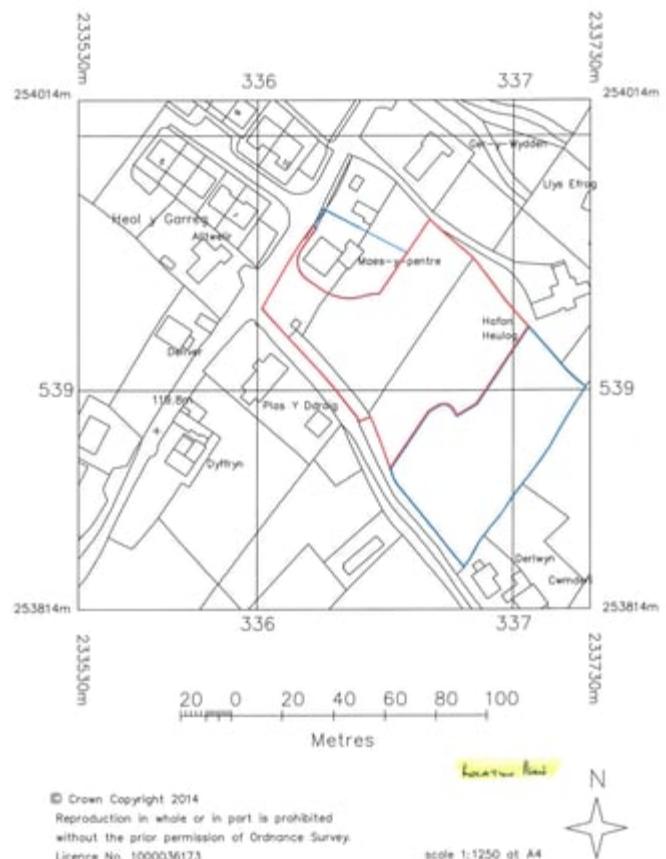
The site benefits from Outline and Reserve Matters Consent for the erection of 6 Dwellings. Permission allows for 3 Affordable Homes.

(Outline Planning Permission Reference A080622, Reserve Matters Consent A150995).

The site also benefits from a Certificate of Lawful Development confirming that Works that commence in the laying out of the access road within time and in accordance with the Planning Permissions and subsequent Reserve Matters approval and the permissions are therefore extant.

We are advised that the property also benefits from mains Drainage connection via an approved Section 104 agreement.

The Reserve Matters detail provides for the following House Types.





PLOTS 1 AND 2

3 bed Semi-Detached Houses, good size Living Room and Kitchen area and Bathroom facilities. (Please note that these Houses are designated as Affordable Homes)



PLOT 3

Detached 3 bedroom property with good size family Living Room and excellent Kitchen and Dining space, 3 Bedrooms and Bathroom. (Please note that this plot is designated as an Affordable Home)



PLOTS 4,5 AND 6

Detached 4 Bedroom Houses with attached Garages set within commodious Plots comprising large Kitchen and Dining areas, Lounge, Utility Room, 4 Bedrooms including En-Suite and Bathroom



The proposed Estate road is subject to a Section 38 Adoption agreement with the Local Authority.

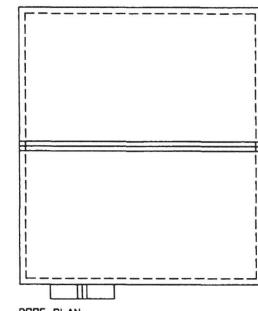
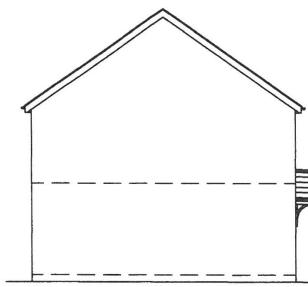
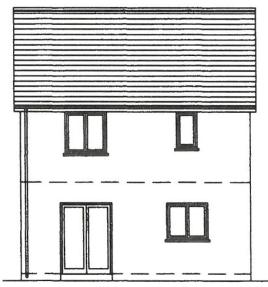
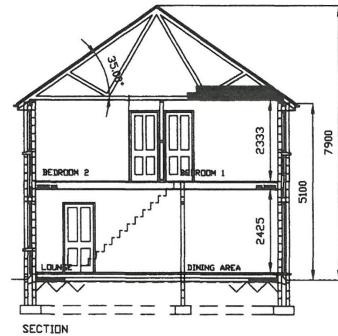
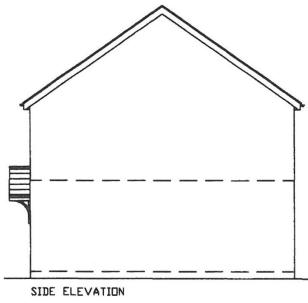
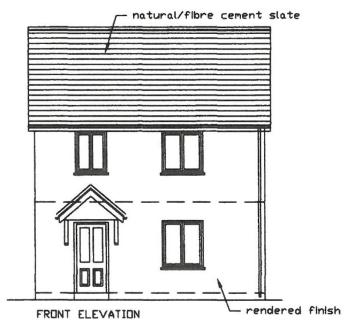
By Virtue of the Certificate of Lawful Development the Site is ready to go with no further constraints on the Developments. The vendors can be flexible on their approach to sale depending on the buyers situation.

Services

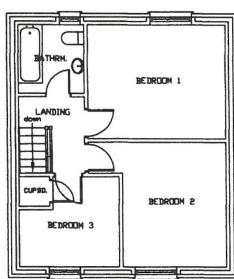
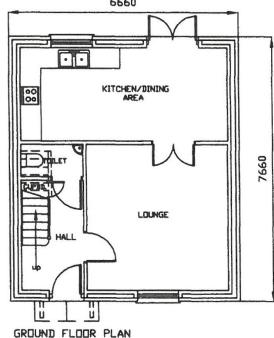
The Property benefits from main Drainage connection with nearby Water, Electricity and BT Connections.

A150996

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CONTRACT/CSC
03 DEC 2015
REF/CYF



Proposed
PROPOSED SIX NEW HOUSES
MAESYPENTRE PONTGARREG
LLANDYSUL, CEREDIGION
FOR MRS J EVANS & MRS J POWELL
Type
3 BED DETACHED HOUSE
Plot 3

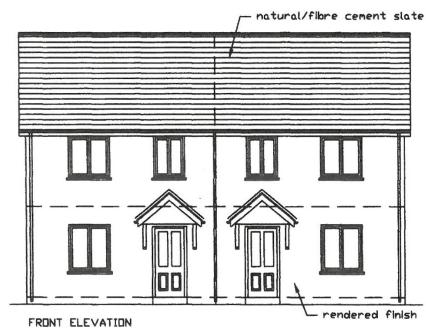
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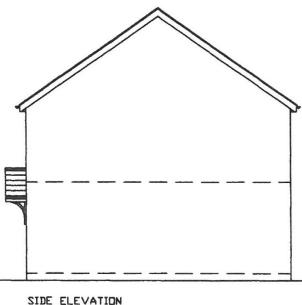
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11/00 at A3 AUG 2015 E124-24

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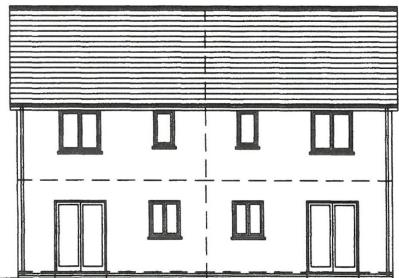
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FRONT ELEVATION

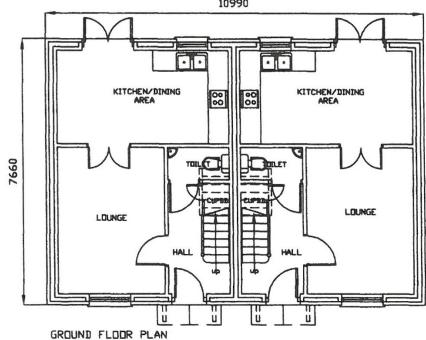


SIDE ELEVATION

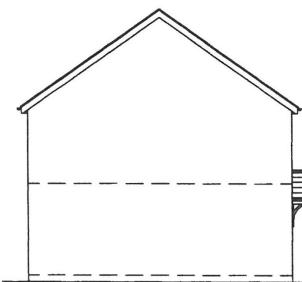


REAR ELEVATION

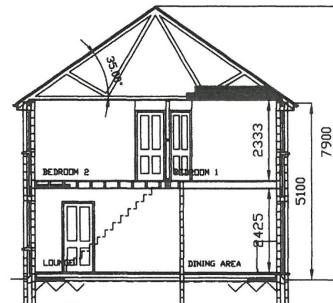
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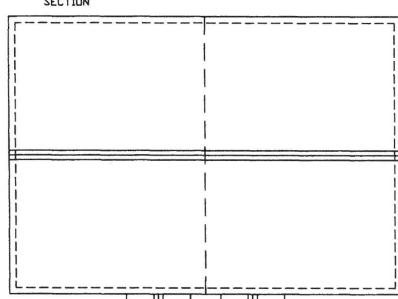
GROUND FLOOR PLAN



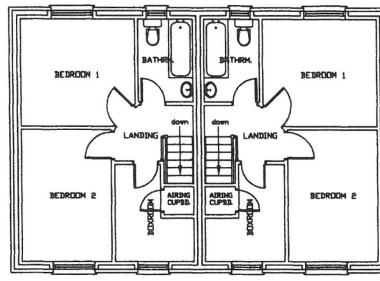
SIDE ELEVATION



SECTION



ROOF PLAN



FIRST FLOOR PLAN

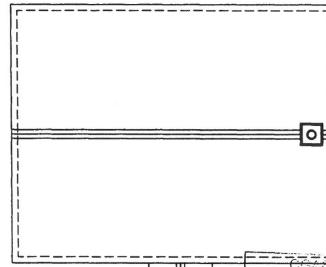
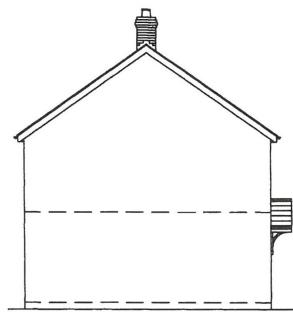
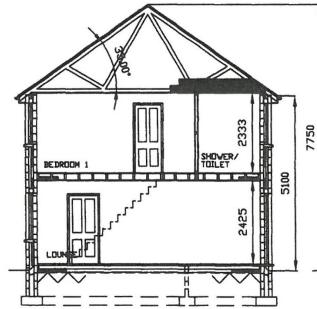
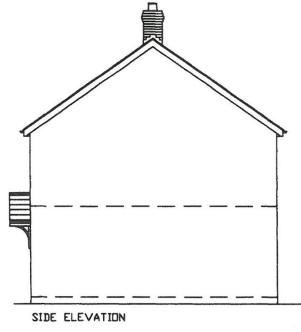
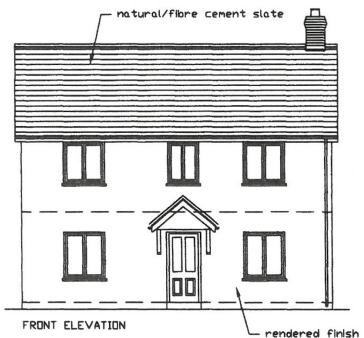
CSA&T/CSC
DES&H/CSC
03 DEC 2015
REF/CDA

Proposed six new houses
Maesypentre Pontgarreg
Llandysul, Ceredigion
for Mrs J Evans & Mrs J Powell
to
2 bed semi detached houses
plots 1 and 2

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1:100 at A3 AUG 2015 E124-23

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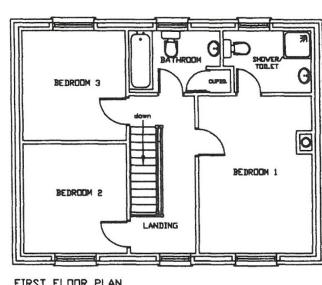
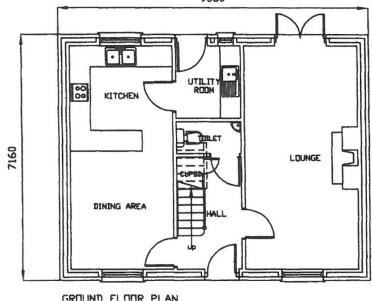


GRANT / CSC

DESIGN / CSC

03 DEC 2015

REF/CYC



PROPOSED SIX NEW HOUSES
MAESYPENTRE, PONTGARREG
LLANDYSUL, CEREDIGION
FOR MRS J EVANS & MRS J POWELL

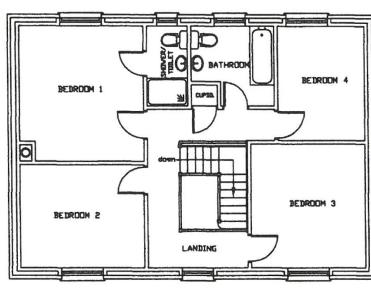
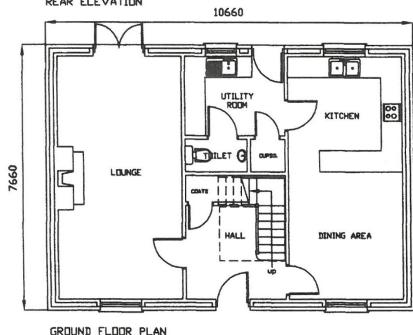
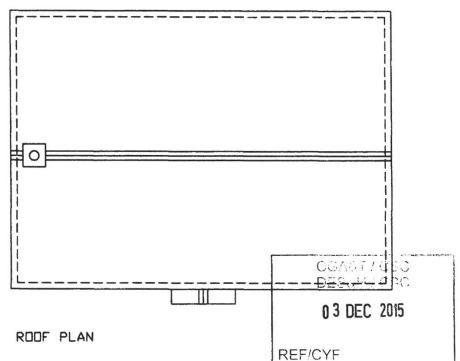
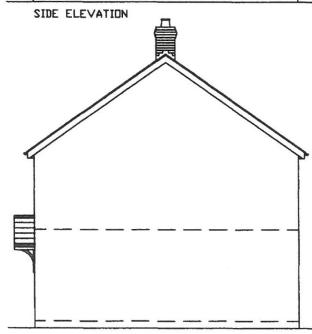
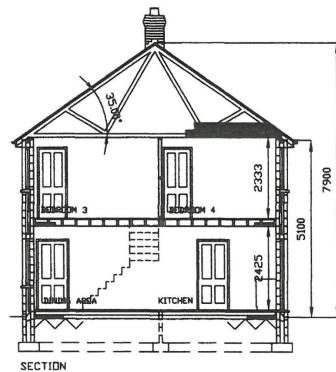
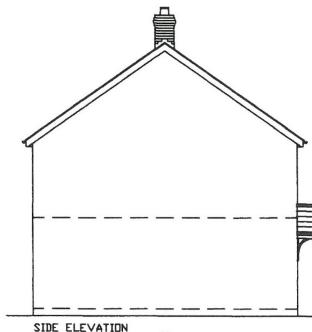
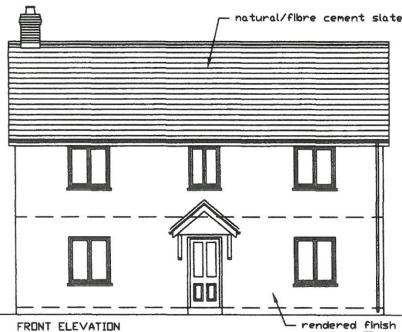
3 BED DETACHED HOUSE
PLOTS 5 AND 6

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Scale Date Drawing Number
1:100 at A3 AUG 2015 E124-26

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Proposed six new houses
Maesypentre Pontgarreg
Llandysul, Ceredigion
for Mrs J Evans & Mrs J Powell
4 bed detached house
Plot 4

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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

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

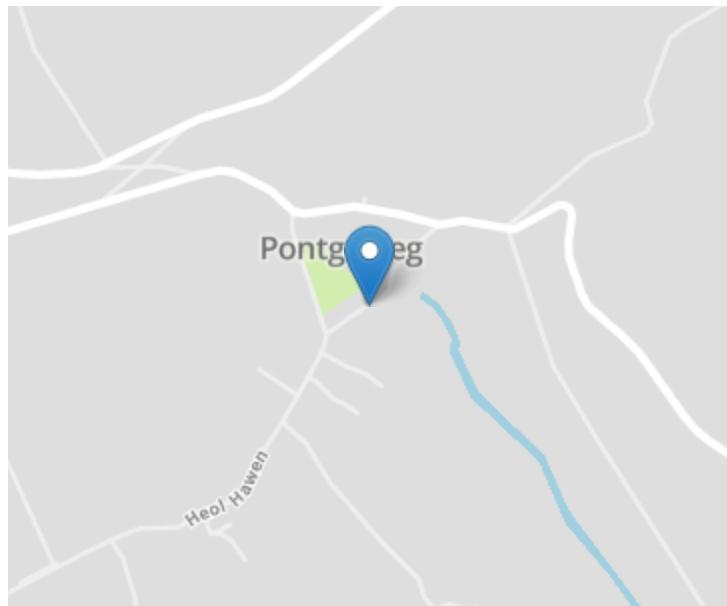
Any risk of coastal erosion? No

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

Travelling along the A487 heading South from Synod Inn to Cardigan, proceed through the village of Plwmp and into Pentregat taking the 1st right hand exit signposted Llangrannog / Urdd Capmus. Continue along this road for approximately 1 mile heading down to the village of Pontgarreg bearing left before the village hall and continuing past the former Primary School to a junction. Take the left hand exit and proceed along the road for approximately 50 yards and the Development site is located on the left 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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