

*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.



**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

## GENERAL

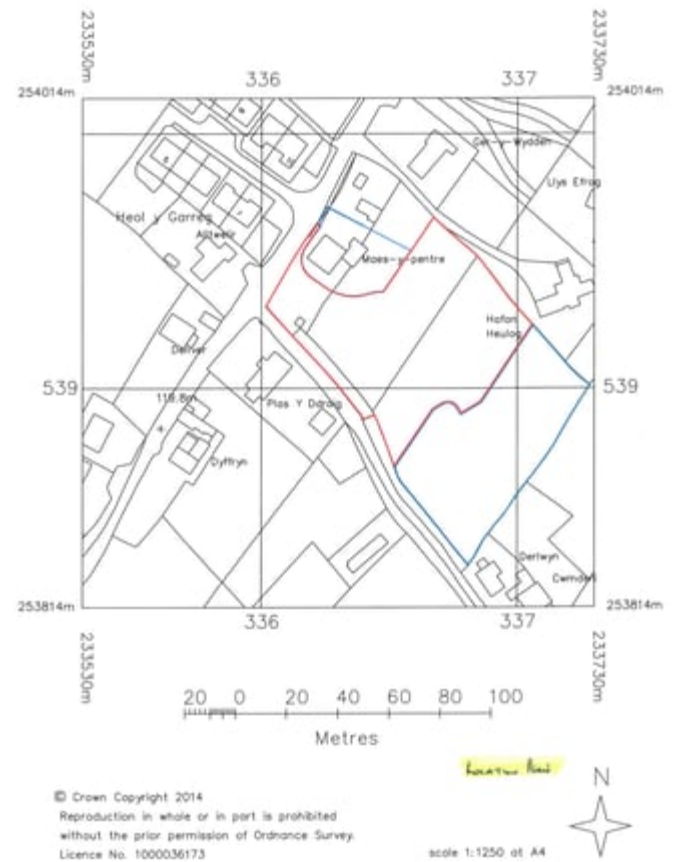
The site benefits from Outline and Reserve Matters Consent for the erection of 6 Dwellings. Permission allows for 3 Affordable Homes.

(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



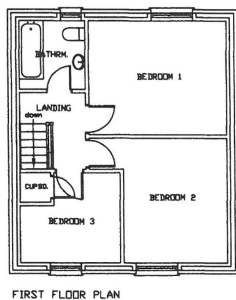
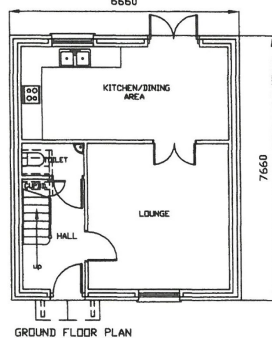
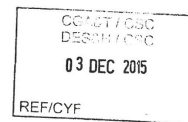
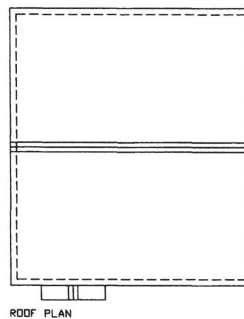
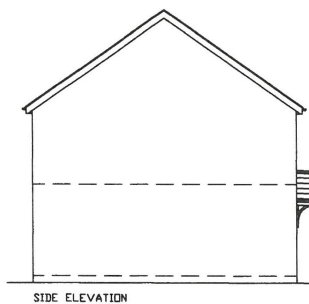
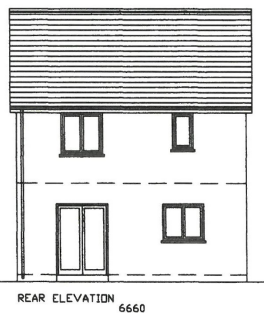
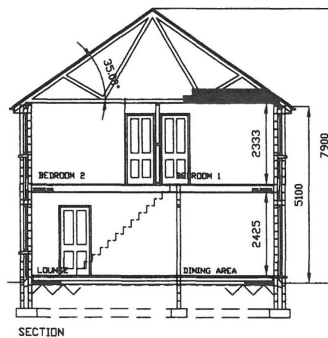
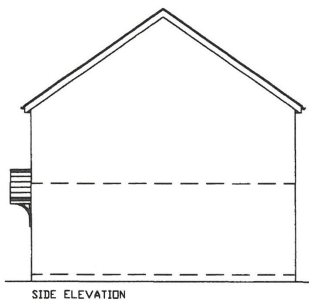
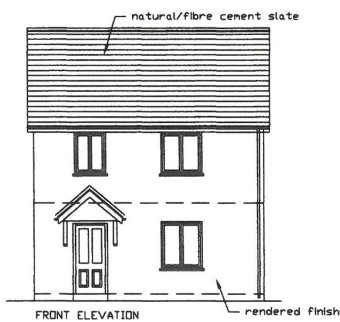
The proposed Estate road is subject to a Section 38 Adoption agreement with the Local Authority.

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.

A150995



Project  
PROPOSED SIX NEW HOUSES  
MAESYPENTRE PONTGARREG  
LLANDYSUL CEREDIGION  
FOR MRS J EVANS & MRS J POWELL  
Type  
3 BED DETACHED HOUSE  
PLOT 3

Andrew Davies BSc Dip Arch RIBA  
Consultant Architect  
6 Wellington Street Aberystwyth  
Ceredigion SA41 0DS  
07774 595324  
ad@andrewdaviesspokane.com

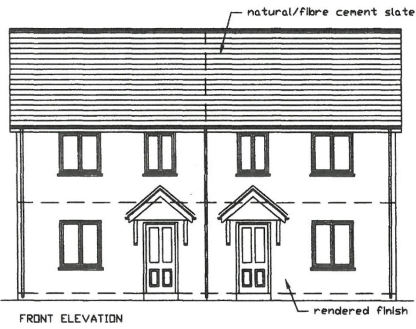
ANDREW DAVIES

Scale 1:100 at A3 AUG 2015 E124-24

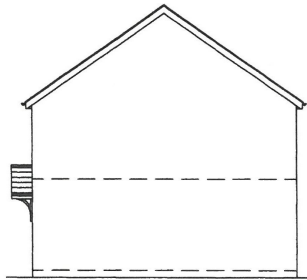


A150995

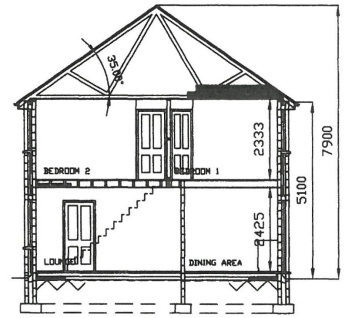
PM\_10362\_120415100344



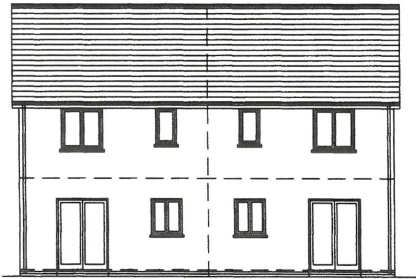
FRONT ELEVATION



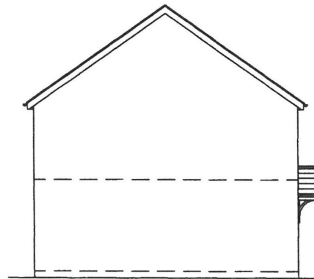
SIDE ELEVATION



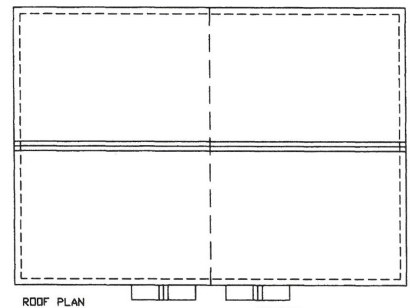
SECTION



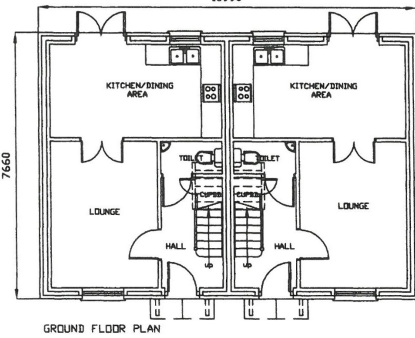
REAR ELEVATION



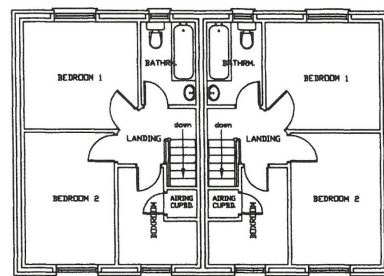
SIDE ELEVATION



ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CGA&T / CSC  
DES&H / CSC  
03 DEC 2015  
REVISION

THIS  
PROPOSED SIX NEW HOUSES  
MAESYPENTRE PONTGARREG  
LLANDYSUL CEREDIGION  
FOR MRS J EVANS & MRS J POWELL  
2 BED SEMI DETACHED HOUSES  
PLOTS 1 AND 2

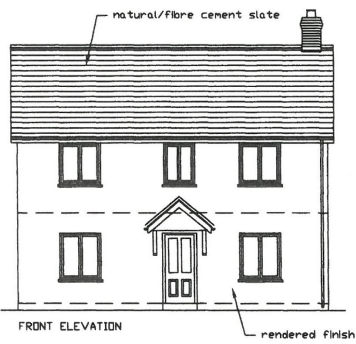
Andrew Davies BSc Dip Arch RIBA  
Chartered Architect  
1 Wyllyngton Street Aberystwyth  
Ceredigion, SY23 3DS  
01774 888524  
info@andrewdaviesthompson.com

ANDREW DAVIES

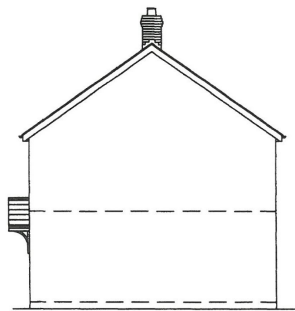
Scale 1:100 at A3 AUG 2015 E124-23

A150995

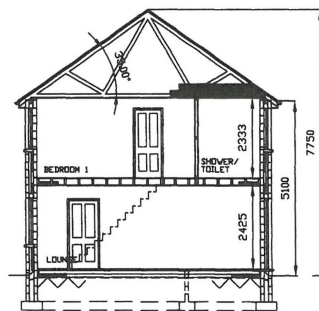
PM\_10366\_120415105316



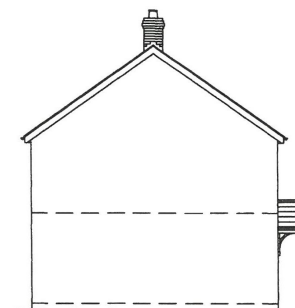
FRONT ELEVATION



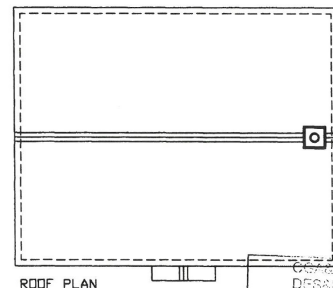
SIDE ELEVATION



REAR ELEVATION



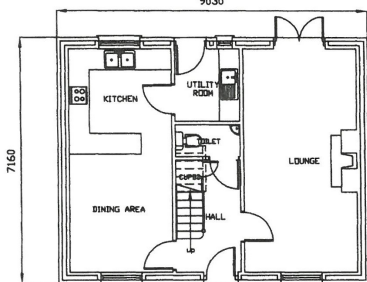
SIDE ELEVATION



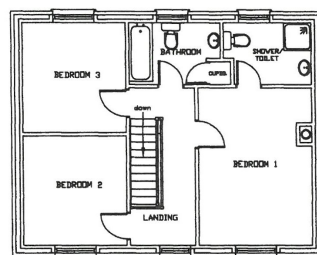
ROOF PLAN

DESIGN/CSC  
03 DEC 2015

REVISION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED SIX NEW HOUSES  
MAESYPENTRE PONTGARREG  
LLANDYSUL CEREDIGION  
FOR MRS J EVANS & MRS J POWELL  
Title  
**3 BED DETACHED HOUSE**  
PLOTS 5 AND 6

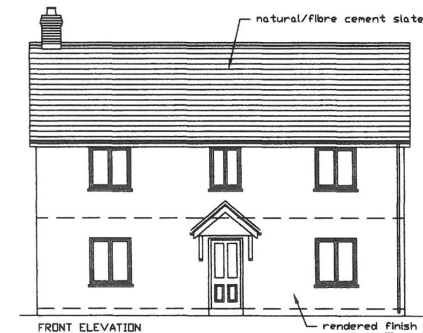
Andrew Davies BSc Dip Arch RIBA  
Chartered Architect  
6 Wellington Street Aberystwyth  
Ceredigion, SA48 6DS  
07774 08026  
adaviesarchitect@gmail.com

ANDREW DAVIES

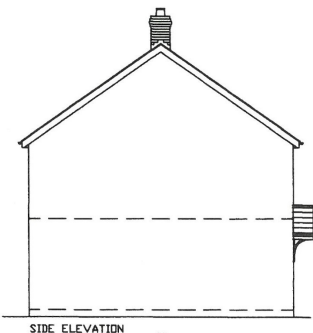
Scale 1:100 at A3 Date AUG 2015 Drawing Number E124-26

PM\_10362\_120415100334

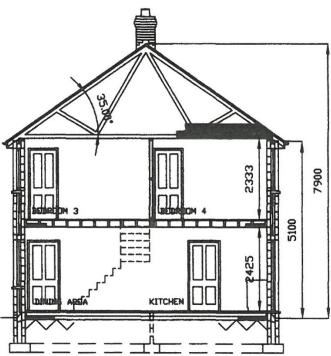
A150995



FRONT ELEVATION



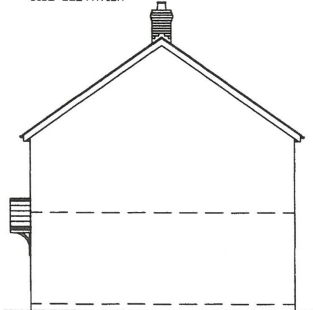
SIDE ELEVATION



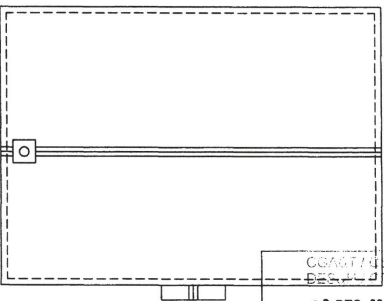
SECTION



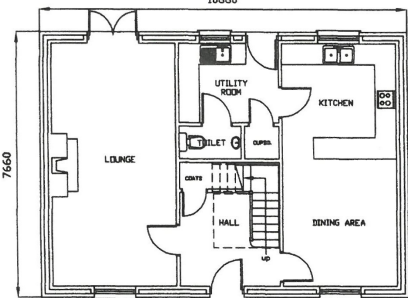
REAR ELEVATION



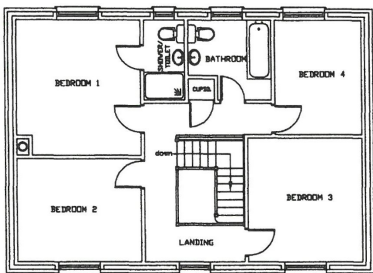
SIDE ELEVATION



ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

03 DEC 2015  
REF/CYF

PROPOSED SIX NEW HOUSES  
MAESYNTRE PONTGARREG  
LLANDYSUL CEREDIGION  
FOR MRS J EVANS & MRS J POWELL  
4 BED DETACHED HOUSE  
PLOT 4  
Andrew Davies RSC Dip Arch RSA  
Consultant Architect  
11 Wellington Street Aberystwyth  
Ceredigion, SA41 0DS  
01774 500324  
info@andrewdaves.co.uk  
ANDREW DAVIES  
1:100 at A3 AUG 2015 E124-25



## 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

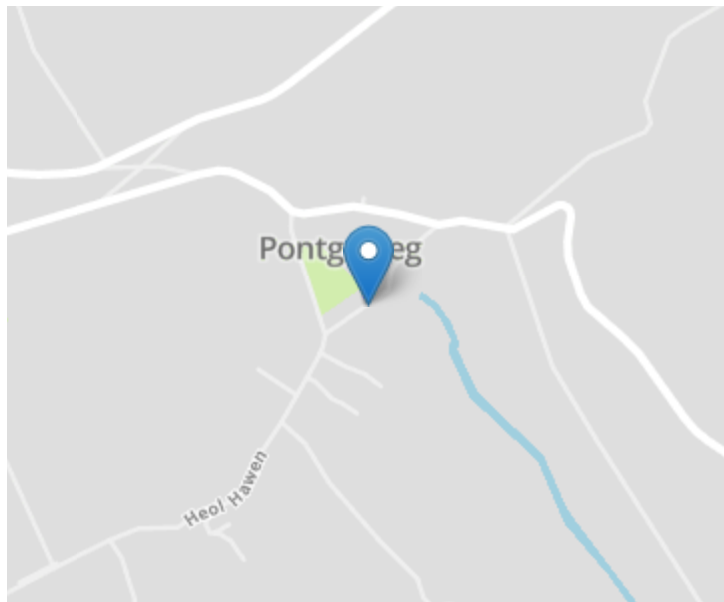
**Any risk of coastal erosion?** No

**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 :

**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>