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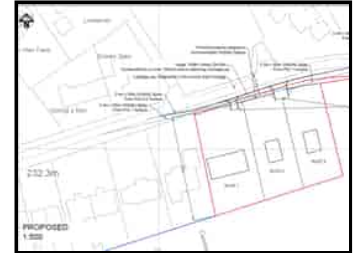


RICS



Since 1989

*Coastal building plots with views over Cardigan Bay, Plwmp. Near New Quay and Llangrannog.
West Wales.*



Building Plots, Plwmp, Llandysul, Ceredigion. SA44 6HS.

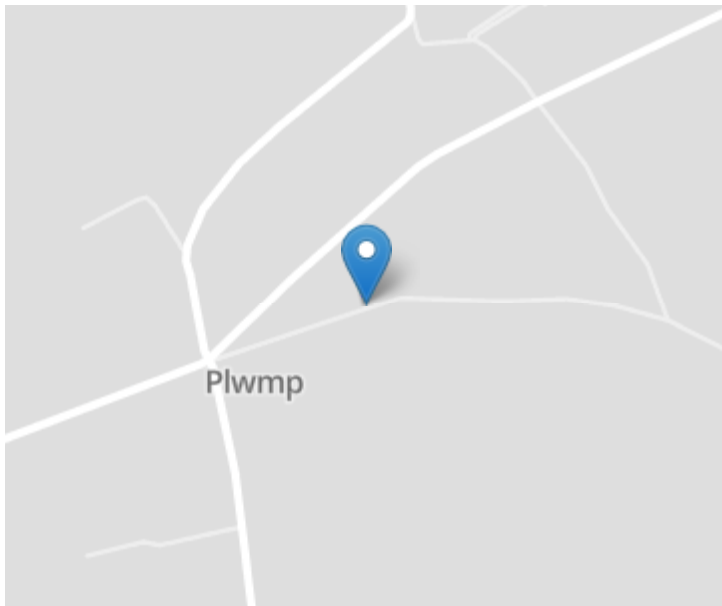
D/2173/RD

£175,000

**** Coastal buildings plots with outstanding coastal aspect ** Outline planning permission for the erection of 1 detached open market dwelling and 2 x Affordable Homes ** Road frontage access ** No estate roads ** No financial contributions ** Greenfield site ** Accessed off quiet country lane ****

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

The property is situated within the coastal village of Plwmp which has a local post office/shop and is on a bus route. A bus collection is available from the village every morning to take pupils to the secondary schools of Newcastle Emlyn, Llandysul or Aberaeron. The nearby village of Brynhoffnant also boasts a popular village shop and petrol station, primary school, public houses and good public transport connectivity. The property lies equidistant drive from New Quay to the north and Llangrannog to the south being some 10 minutes offering local cafes, bars, restaurants, sandy beaches, doctors surgery. The larger town of Cardigan is some 20 minutes drive to the south with its supermarkets, cinema, community hospital, traditional high street offerings and employment opportunities.



THE LAND

A greenfield site with road frontage onto a quiet country lane being positioned immediately adjoining the existing built form.

The land is gently sloping and enjoys an elevated position overlooking the Cardigan Bay coastline and the wider countryside.



PLANNING PERMISSION

The plots benefit from outline planning permission (reference A220454) from Ceredigion County Council dated 29th November 2023.

Please note that the conditions on the planning permission state that the development should begin either before the expiration of 18 months from the date of this permission or before the expiration of 9 months from the date of the approval of the last of reserved matters to be approved, whichever is the later.

Condition 2 of the permission also states that any application for approval of the reserved matters shall be made to the

local planning authority no later than 9 months from the date of this permission.

Interested parties are therefore requested that they express their interest quickly in order to take advantage of the timescales outlined by the planning department.

The Planning permission allows for the erection of 1 x open market dwelling and 2 x affordable home dwellings.

The second schedule under Section 106 deals with the phasing of the development. The second schedule of the Section 106 states that of the 3 dwellings to be built on the land, 2 should be affordable dwellings and that the occupation of the open market dwelling shall not be permitted until the 2 affordable homes have reached practical completion stage from the Local Authority building control department.

In terms of the indicative layout then this demonstrates 3 detached properties with independent access to each property off the adjoining highway.



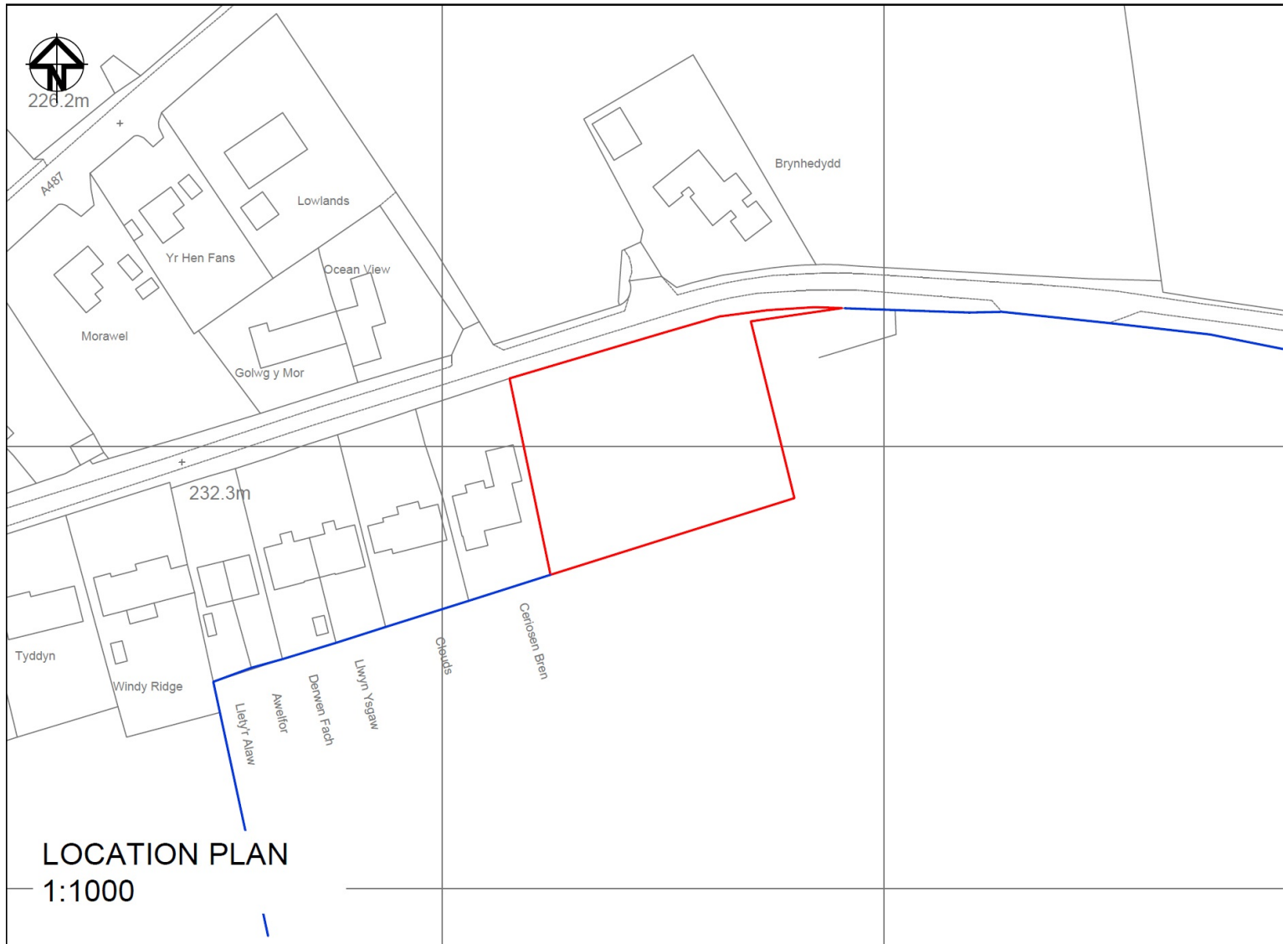


Services

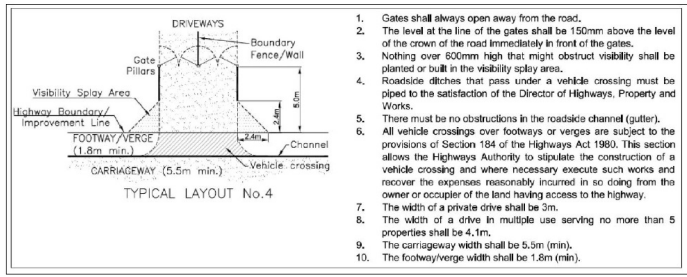
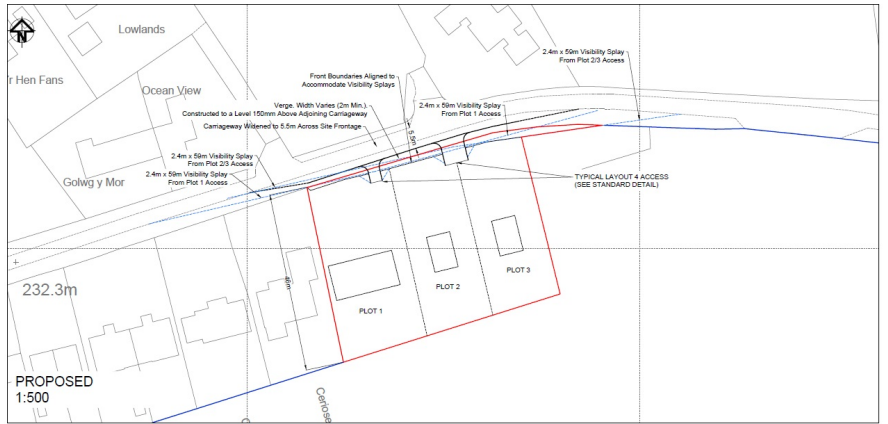
We understand there to be water and electricity connections nearby. The planning permission allows for a private drainage system.

Directions

Travelling south from Aberaeron on the A487 proceed through the villages of Ffos y Ffin, Llwyncelyn and Llanarth. After some 3 miles you will continue through the cross roads at Synod Inn and after approximately 2 miles you will enter the village of Plwmp. On entering the village of Plwmp, take the immediate left hand exit back on yourself via a hairpin junction and continue along this road for approximately 500 yards and the plots are located on your right hand side as identified by the Agents for sale board.



LOCATION PLAN
1:1000



1. Gates shall always open away from the road.
2. The level at the line of the gates shall be 150mm above the level of the crown of the road immediately in front of the gates.
3. Nothing over 600mm high that might obstruct visibility shall be planted or built in the visibility splay area.
4. Roadside ditches that pass under a vehicle crossing must be piped to the satisfaction of the Director of Highways, Property and Works.
5. There must be no obstructions in the roadside channel (gutter).
6. All vehicle crossings over footways or verges are subject to the provisions of Section 184 of the Highways Act 1980. This section allows the Highways Authority to stipulate the construction of a vehicle crossing and where necessary execute such works and recover the expenses reasonably incurred in so doing from the owner or occupier of the land having access to the highway.
7. The width of a private drive shall be 3m.
8. The width of a drive in multiple use serving no more than 5 properties shall be 4.1m.
9. The carriageway width shall be 5.5m (min).
10. The footway/verge width shall be 1.8m (min).