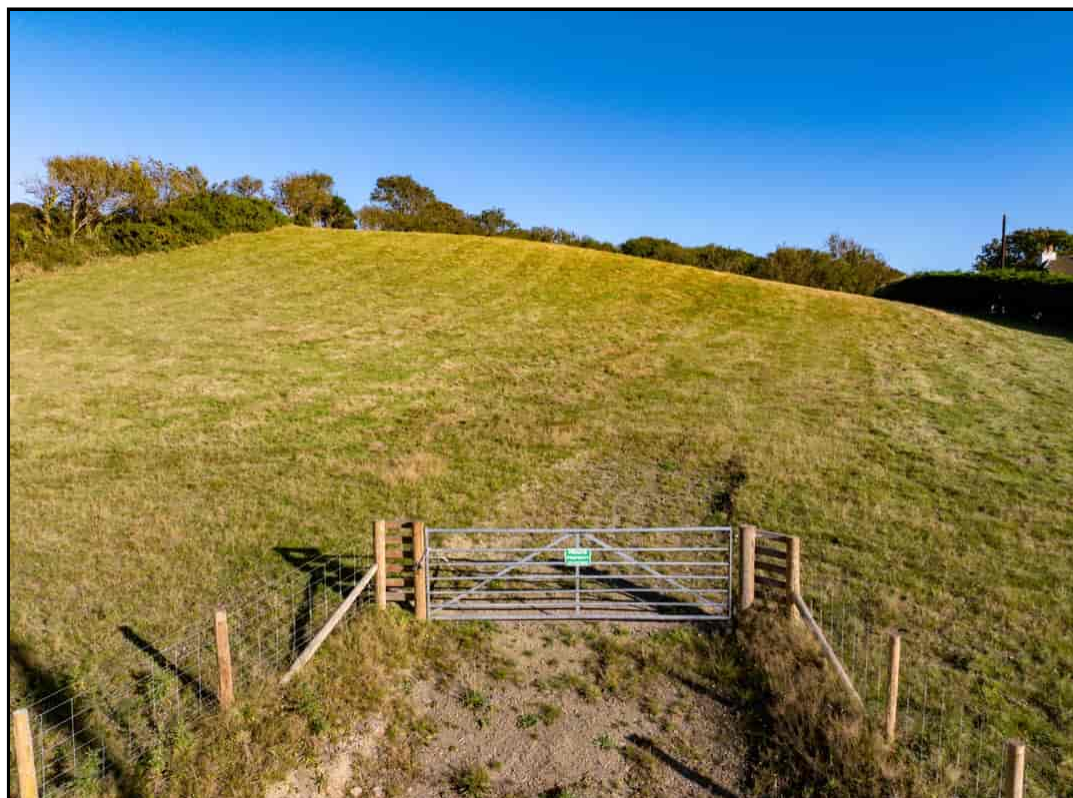


Unique development opportunity. Option to purchase an additional 2.7 acres. Planning Permission for 5 bed house. Aberaeron Town Centre. Cardigan Bay. West Wales



Plot, Bro Allt y Graig, Goitre Road, Aberaeron, Ceredigion. SA46 0DS.

£230,000

Ref D/2192(A)/RD

**** Building Plot in centre of Aberaeron with planning with permission for the erection of a large 5 bed family home ** Walking distance to town centre amenities ** Coastal views towards Aberaeron harbour and Cardigan Bay ** Modern and contemporary design ** Spacious level of accommodation ** Home office working space ** Split level accommodation across 3 floors **Double garage ** Fully orientated to maximise the outlook towards the coast ** OPTION - To 2.7 acre grazing paddock to rear ****

****One of a kind opportunity in the centre of Aberaeron not to be missed ****

The property is situated within the Georgian harbour town of Aberaeron with its wealth of local amenities and services including primary and secondary school, community health centre, traditional high street offerings, mini supermarket, renowned local cafes, bars, restaurants and excellent leisure facilities. Good public transport connectivity to the larger urban conurbations of Aberystwyth, Cardigan and Lampeter all within 30 minutes equidistant drive from the property.



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

PLANNING PERMISSION

Full planning permission exists & is currently live (Ceredigion Council Reference A220884 granted 19/05/2023) for the erection of a large 5 bedroom detached family home being split level across 3 floors enjoying a wonderful outlook over Aberaeron harbour towards the Cardigan Bay coastline.

A modern and contemporary design that is designed to maximise the outlook to the harbour.

The plot enjoys an elevated position in a quiet area of the town with the benefit of controlling the land surrounding the plot.

The site entrance has been formed. Electric connection has been made to the plot. Water paid for but not completed.

A full set of accompanying drawings is available from the estate agents on request.

The planning permission is tied by a Section 106 agreement which requires a 10% affordable housing contribution on the sale of any completed home and the value of this 10% contribution is £47,750. A copy of the S106 agreement is available on request but the payment is due on first sale of transfer of the completed house in future.

Please note that the value of the plot has been calculated to take into consideration this future contribution.

PROPOSED HOUSE

A wonderful ,architect designed scheme for the development of a luxurious and spacious 5 bed family home along one of the most sought after addresses within this favoured town.

The proposed house is set back from the road to take advantage of the outlook towards the harbour and bay.

The ground floor has been designed to maximise family living space, fully orientated to amplify the outlook and to allow natural light into the building.

First floor accommodation is split into the main house and separately to the loft space over the garage area. This allows potential for an annexe, working from home opportunities or play space for the family. Each bedroom provides double bedroom accommodation, some with accompanying en-suite spaces.

The accommodation provides more specifically as follows:

GROUND FLOOR

Front Patio Terrace

Leading through to -

Entrance Hallway

With space for open staircase to first floor, understairs cupboard. w.c. and cloak room off

Living Area

5m x 5.4m (16' 5" x 17' 9") with fixed floor to ceiling windows to front enjoying a wonderful outlook towards Aberaeron town centre, space for log burner, multiple sockets.

Music Room

4.9m x 3.4m (16' 1" x 11' 2") with window to rear, multiple sockets.

Open Plan Living, Kitchen and Dining Room

9.3m x 7.6m (30' 6" x 24' 11") open plan living accommodation with sliding bi-fold doors to front patio terrace, ample space for wall mounted TV and sofa.

Open plan kitchen and dining area with space for high quality kitchen and kitchen island with space for fully fitted integrated appliance, space for 8+ persons dining table and patio door and rear window to garden

Side Walk in Pantry

1.5m x 2.5m (4' 11" x 8' 2")

Side Cloak Hallway

4.9m x 1.6m (16' 1" x 5' 3") with space for a range of fitted cupboards and connecting doors through to:

Utility Room

2.3m x 3.3m (7' 7" x 10' 10") with space for washing machine connection, sink and drainer, rear window and doors to garden.

W.C

1.83m x 1.2m (6' 0" x 3' 11") WC, single wash hand basin.

Double Garage

5.1m x 4.75m (16' 9" x 15' 7") double garage with up and over door, multiple sockets, side window and stairs to home office over.

FIRST FLOOR

Landing

6.7m x 3m (22' 0" x 9' 10") With picture window to front and gallery landing with airing cupboard, views towards Aberaeron harbour and the coast.

Master Bedroom

4.9m x 4m (16' 1" x 13' 1") double bedroom with feature floor to ceiling windows to front enjoying a wonderful outlook over Aberaeron town and Cardigan bay, double bedroom with side windows, multiple sockets, radiator.

Walk in Wardrobes

2.4m x 3m (7' 10" x 9' 10") with ample cupboard space

En Suite

2.4m x 3m (7' 10" x 9' 10") with ample space for large walk-in shower, his and hers sink and vanity units, WC, side window, heated towel rail.

Bedroom 2

4.5m x 3.8m (14' 9" x 12' 6") double bedroom, window to front, multiple sockets.

En Suite

2.65m x 1.5m (869' 5" x 4' 11") space for walk-in shower, WC, single wash hand basin and vanity unit.

Bedroom 3

4.5m x 3.7m (14' 9" x 12' 2") double bedroom, window to rear, multiple sockets, space for fitted cupboards.

Bathroom

2.4m x 3m (7' 10" x 9' 10") space for corner shower, single wash hand basin, WC, independent bath, rear window.

Bedroom 4

4.95m x 3.7m (16' 3" x 12' 2") rear window, multiple sockets, space for fitted cupboards.

First floor Attic/Loft over Garage

3m x 7.1m (9' 10" x 23' 4") with Velux roof lights over, side window, connecting door through to:

Bedroom 5

4.1m x 3.9m (13' 5" x 12' 10") double bedroom, Velux roof lights over, connecting door through to

En Suite

3.6m x 2.9m (11' 10" x 9' 6") with space for corner bath, single wash hand basin, WC, Velux roof light over.

LOWER GROUND FLOOR

Garden Utility Room

With door to front, corner WC, side store room accessed separately

Side Store Room

2.4m x 5m (7' 10" x 16' 5") providing ample storage space and connecting door through to:

Plant Room

5m x 3m (16' 5" x 9' 10")

EXTERNALLY**To the Front**

The property is approached from the adjoining county road to the front forecourt and access to garage, separate access into the land.

OPTIONAL LAND

Measuring some 2.7 acres in total set to the rear of the property enjoying a southerly aspect being ideal for grazing and light cropping but a notable feature of the property making this a unique and rare opportunity within Aberaeron.

MONEY LAUNDERING

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

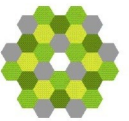
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

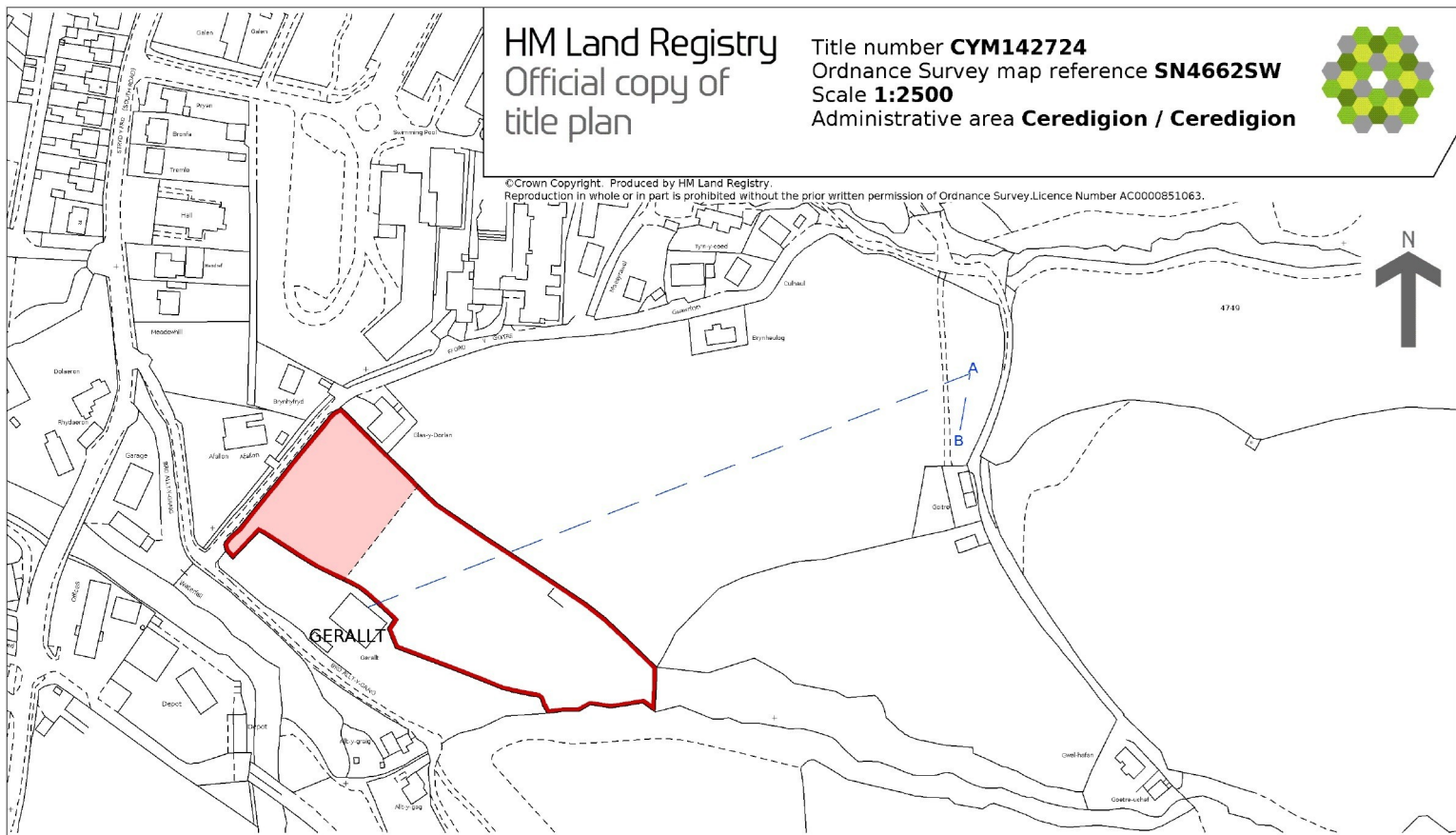
The property has access to nearby mains water and electricity. Private Drainage. Central heating system to be confirmed.

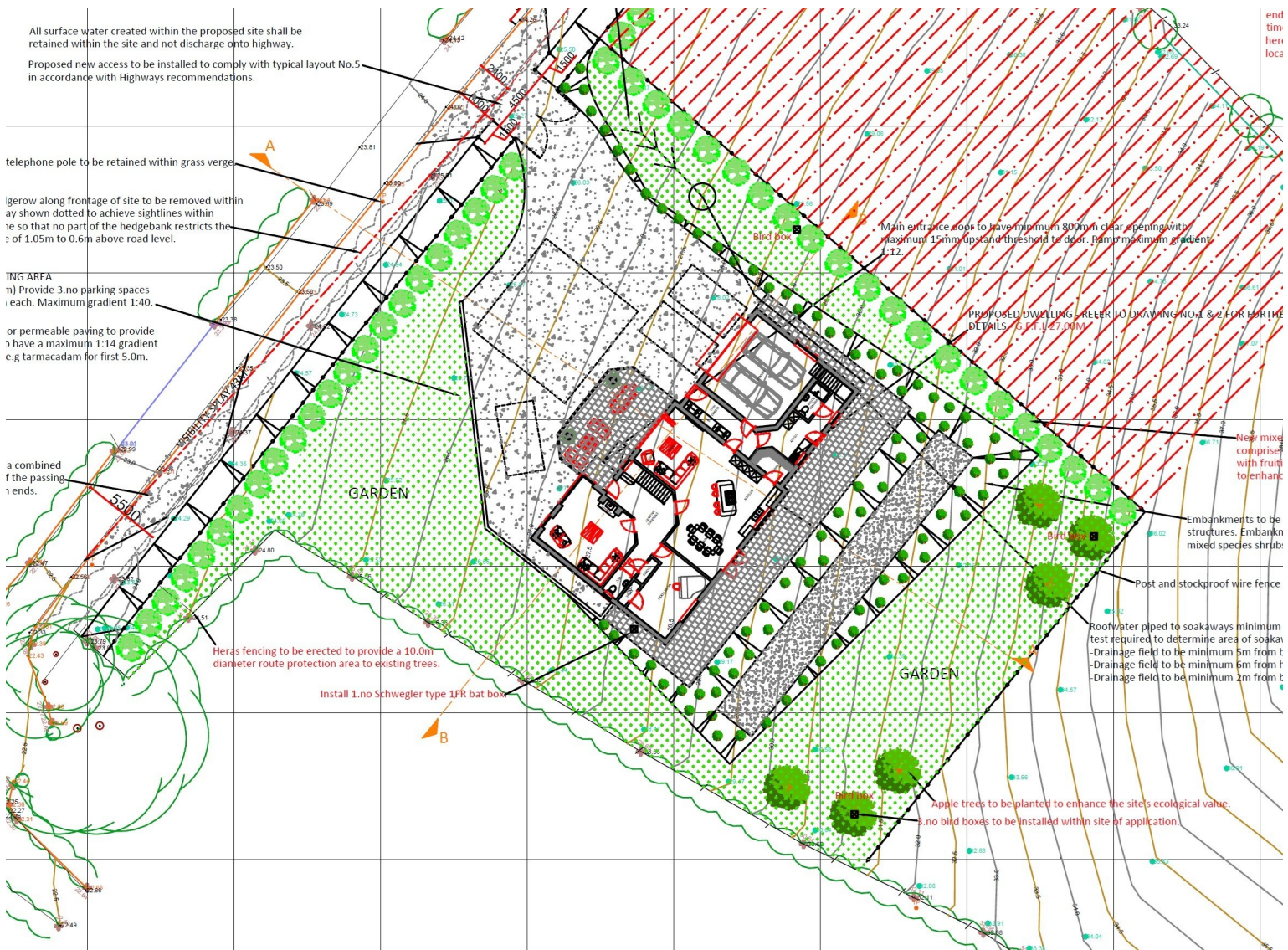
HM Land Registry
Official copy of
title plan

Title number **CYM142724**
Ordnance Survey map reference **SN4662SW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



© Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.





All surface water created within the proposed site shall be retained within the site and not discharge onto highway.

Proposed new access to be installed to comply with typical layout No.5 in accordance with Highways recommendations.

telephone pole to be retained within grass verge

Hedgebank along frontage of site to be removed within 5m shown dotted to achieve sightlines within 10m so that no part of the hedgebank restricts the sightline to the road level of 1.05m to 0.6m above road level.

ING AREA.
n) Provide 3 no parking spaces each. Maximum gradient 1:40.

or permeable paving to provide a have a maximum 1:14 gradient e.g tarmacadam for first 5.0m.

a combined of the passing ends.

Heras fencing to be erected to provide a 10.0m diameter route protection area to existing trees.

Install 1 no Schwegler type 1FR bat box

Main entrance door to have minimum 800mm clear opening with maximum 15mm upstand threshold to door. Paint maximum gradient 1:12.

PROPOSED DWELLING - REFER TO DRAWING NO.1 & 2 FOR FURTHER DETAILS - 5.1 F.F. 1:27.00M

end
tim
then
loca

New mixed species shrub to enhance

Embankments to be structures. Embankment mixed species shrub

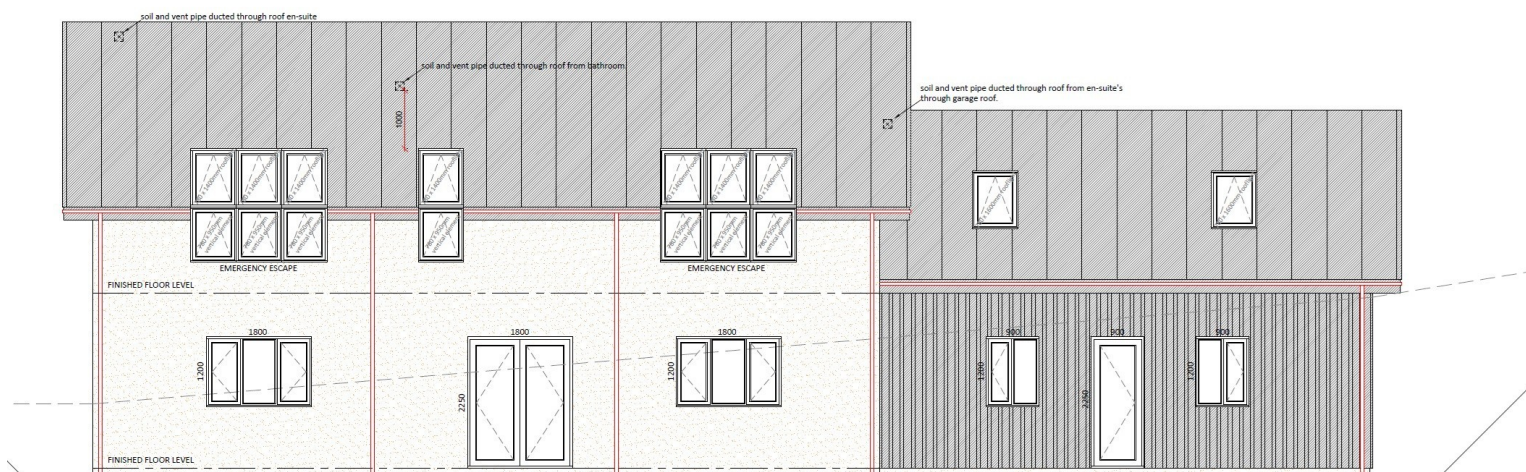
Post and stockproof wire fence

Roofwater piped to soakaways minimum test required to determine area of soakaway.
-Drainage field to be minimum 5m from building.
-Drainage field to be minimum 5m from building.
-Drainage field to be minimum 2m from building.

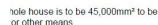
Apple trees to be planted to enhance the site's ecological value.
3 no bird boxes to be installed within site of application.



FRONT ELEVATION



REAR ELEVATION



MATERIAL INFORMATION

Parking Types: Driveway. Garage.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

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

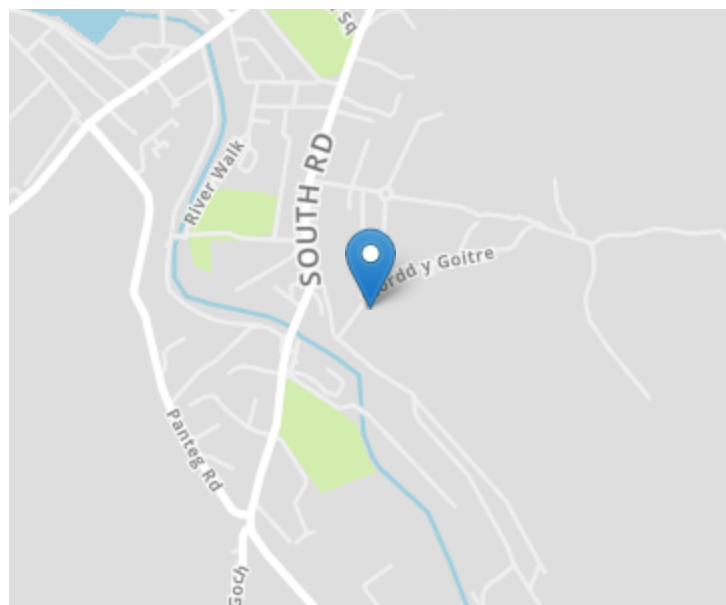
Any risk of coastal erosion? No

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



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

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



Regulated by

RICS[®]