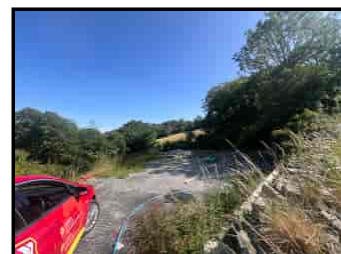


Freehold Building Plot for the erection of a dwelling. Aberaeron. West Wales.



Building Plot adj to Ty Coch, Rhiwgoch, Aberaeron, Ceredigion. SA46 0EZ.

£95,000

D/2175/RD

**** Building Plot for the erection of 3+ bedroom dwelling ** Edge of Aberaeron with countryside views and potential coastal views ** Plot services nearby ** Plot measuring average of 20 metres x 33 metres ** Outline planning permission secured ** Walking distance to Aberaeron town centre ****

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

The property is situated along Rhiwgoch on the edge of Aberaeron town centre. Aberaeron offers a good level of local amenities and services including primary and secondary schools, community health centre, leisure centre, traditional high street offerings, local cafes, bars, restaurants and excellent public transport connectivity.



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

THE PLOT

The plot sits in an elevated position adjoining Ty Coch along the Rhiwgoch area and Aberaeron.

The plot measures 30 metres to the roadside and 22 metres at its widest point to the rear, averaging 20 metres within the centre.

On average the plot extends to some 33 metres in length being 26 metres at its shortest.

Please note that the plot is split level and offers an opportunity to provide an exciting design overlooking the countryside to the south and enjoying excellent natural sunlight and at first floor level there is an opportunity to secure coastal views over Cardigan Bay, depending on the design preference of the developer.

The property benefits from outline planning permission Ceredigion County Council reference A210574 granted on 26th January 2023.

PLEASE NOTE that the application is outline planning permission with most matters reserved for approval at detailed design stage.

PLEASE NOTE that the building plot is liable to a 10% affordable housing contribution to the Local Authority where a commuted sum will be due on sale of the completed dwelling.

The value of the commuted sum is yet to be determined as there is no approved final design for the property.



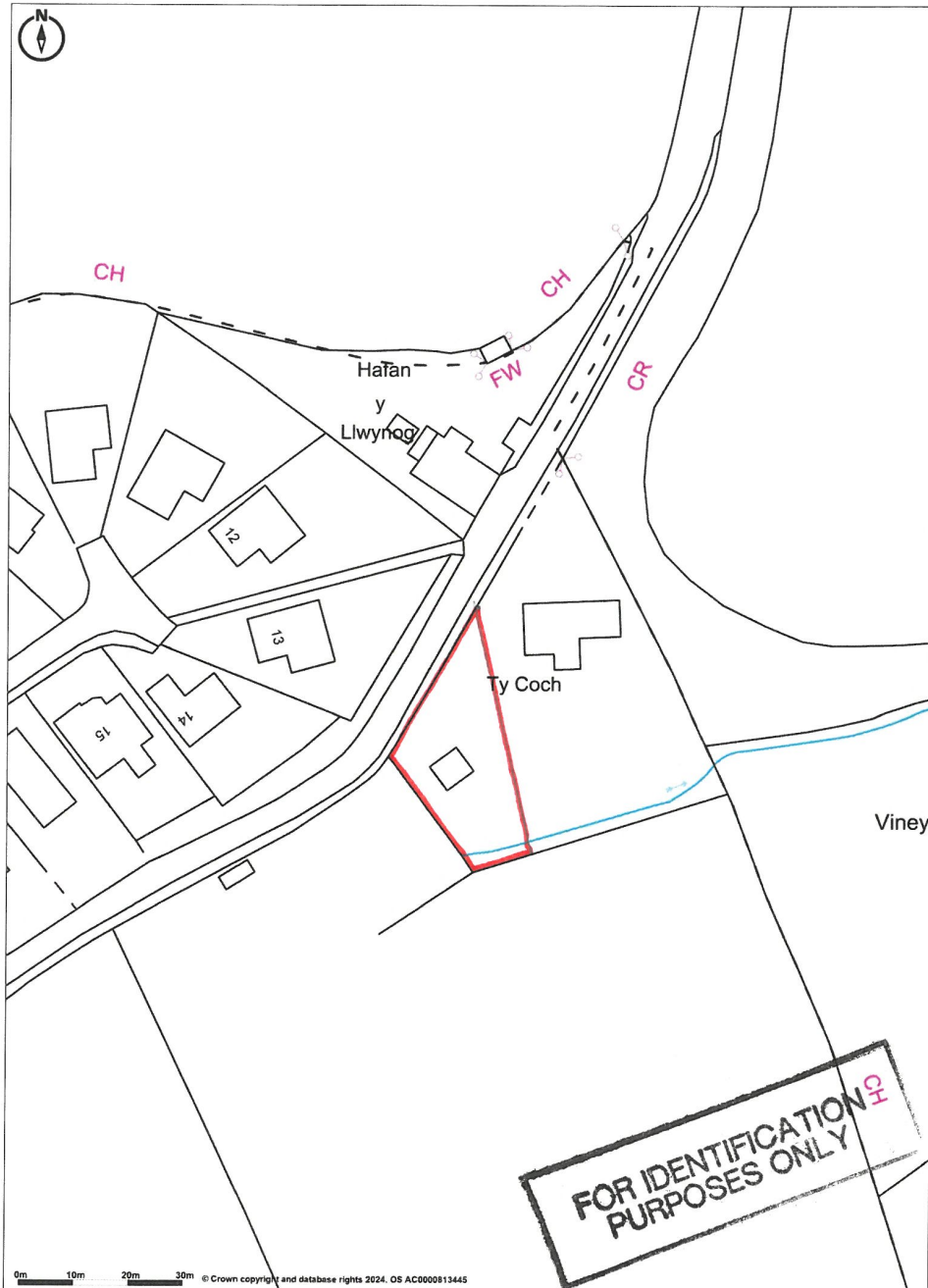


MONEY LAUNDERING REGULATIONS

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.

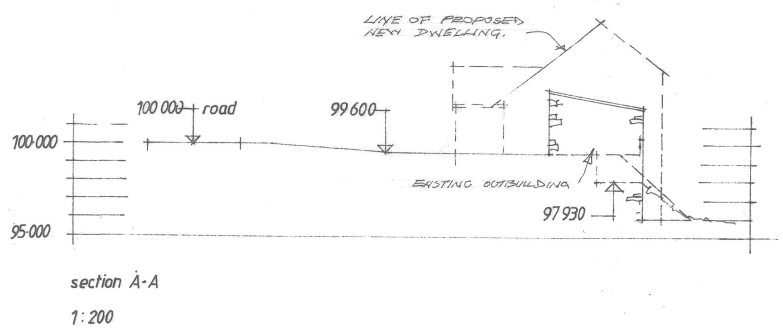
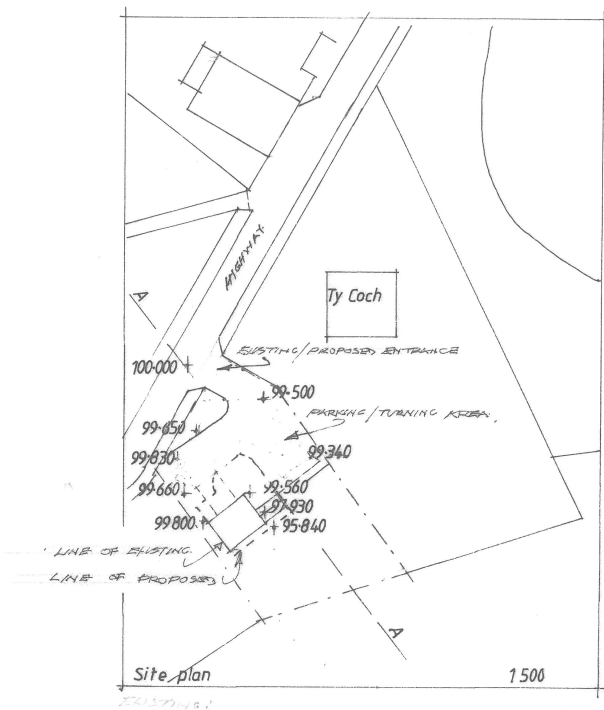
Services

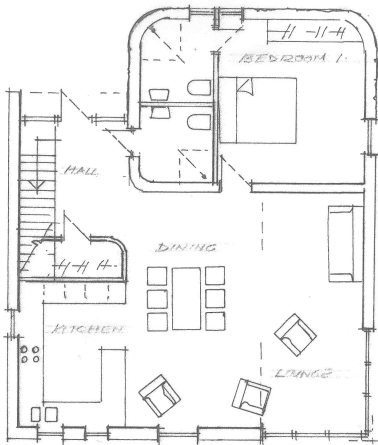
We are advised that there is mains water and drainage connections on the boundary of the property and electric services nearby.



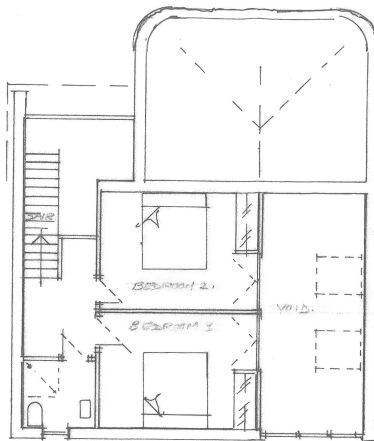
Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

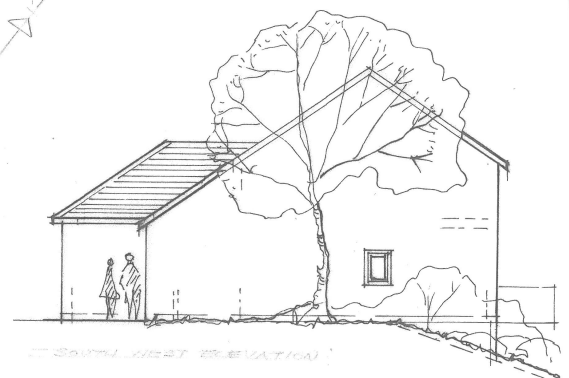




GROUND FLOOR PLAN 1:100

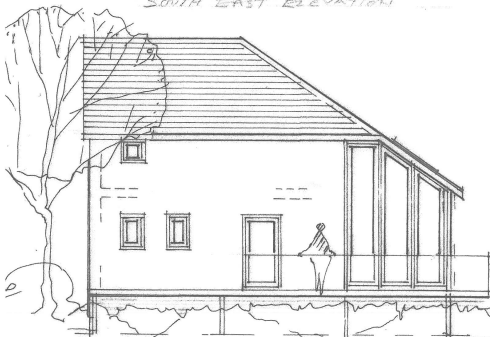


FIRST FLOOR PLAN 1:100

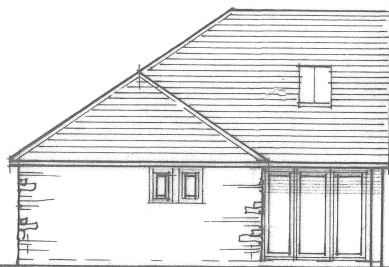


SOUTH WEST ELEVATION

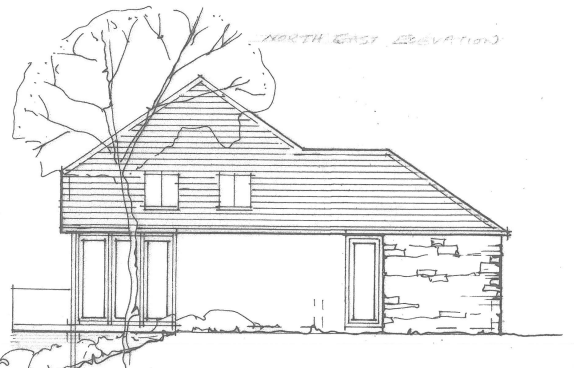
SOUTH EAST ELEVATION



N.W. ENTRANCE ELEVATION



NORTH EAST ELEVATION



GRIFF DAVIES
ARCHITECTURAL DESIGN
AND CONSERVATION LTD

Llyshendy New Quay Ceredigion SA45 9PS
01545 560261 enquiries@griffdaves.co.uk

JOB TITLE AND Ty coch, Rhiw Goch, Aberaeron
SITE ADDRESS

12/05/14

DATE

30.9.21

SCALE 1:100



MATERIAL INFORMATION

Parking Types: None.

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

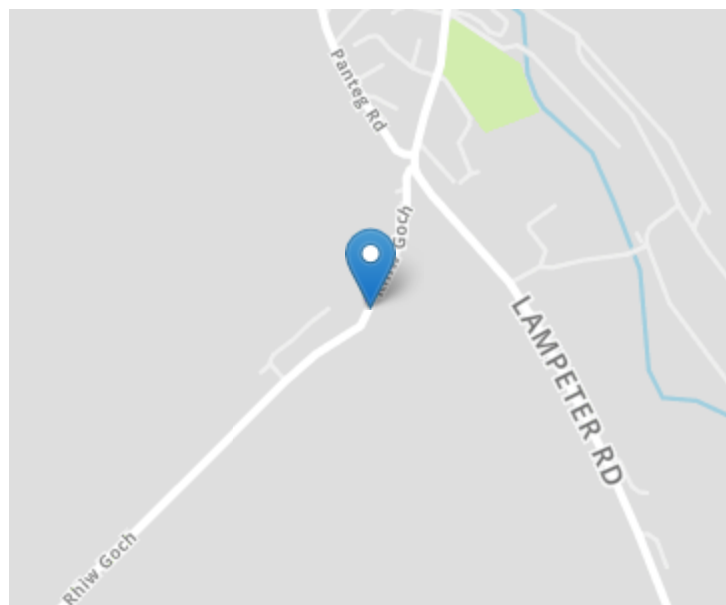
Any risk of coastal erosion? No

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



Directions

On leaving Aberaeron towards Lampeter, head over from the Feathers Royal Hotel and proceed for approximately ½ miles heading over the bridge up to a mini roundabout on Vicarage Hill. Take the 2nd exit onto Rhiwgoch proceeding uphill and after some 500 yards the plot is located immediately next door to Ty Coch which is a pink house.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

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