

Regulated by:



Since 1989

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



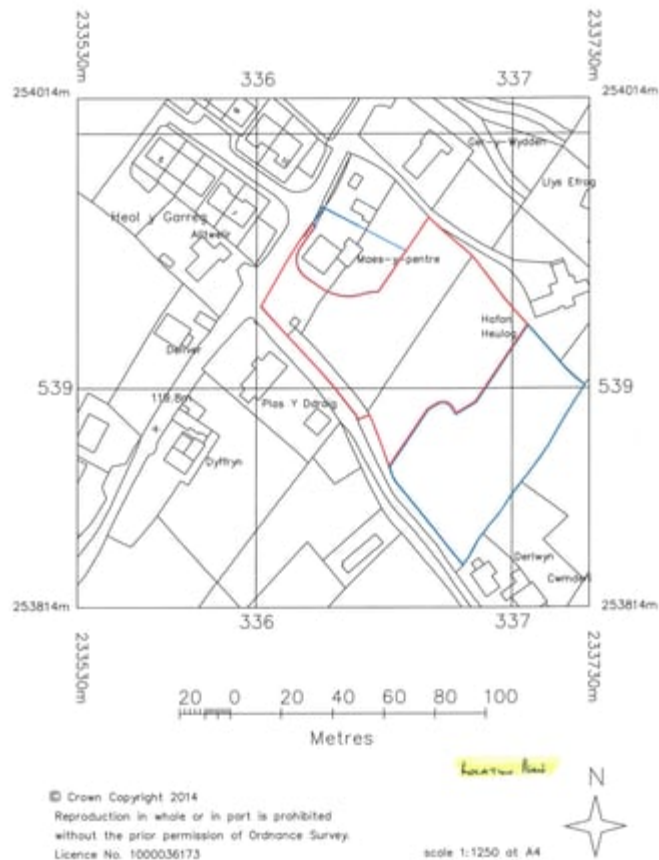
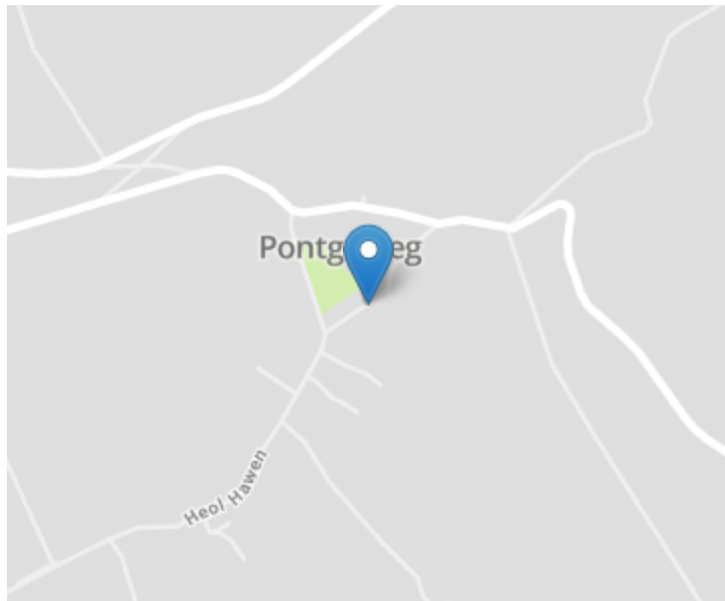
**Development Land Maes y Pentre, Pontgarreg, Near Llangrannog, Ceredigion. SA44 6AT.**

**D/2125/RD**

**£195,000**

**\*\* 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\*\***

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.



**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)





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.

## 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

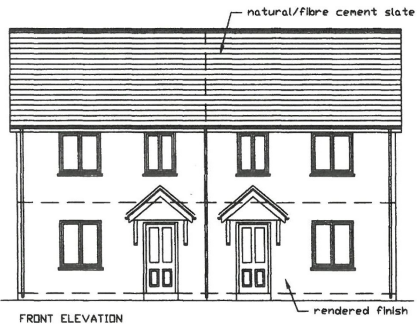
The Property benefits from main Drainage connection with nearby Water, Electricity and BT Connections.

## Directions

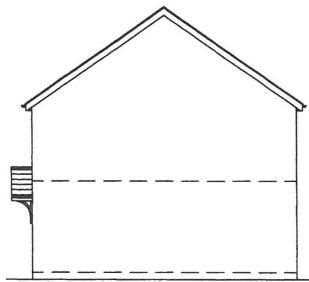
Travelling along the A487 heading South from Synod Inn to Cardigan, proceed through the village of Plwmp and into Pentregat taking the 1st right hand exit signposted

A150995

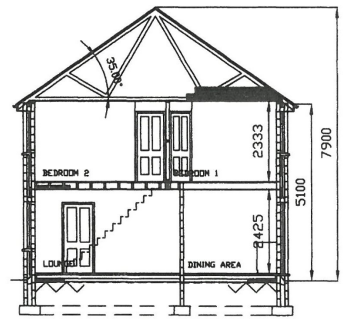
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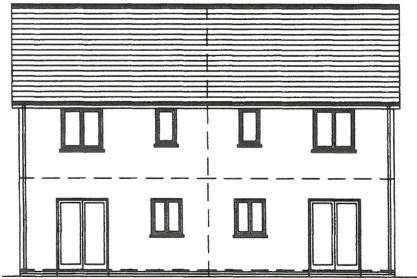
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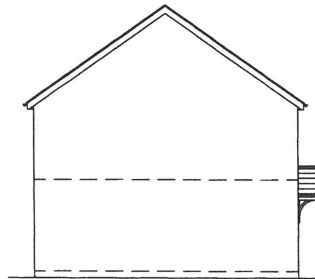
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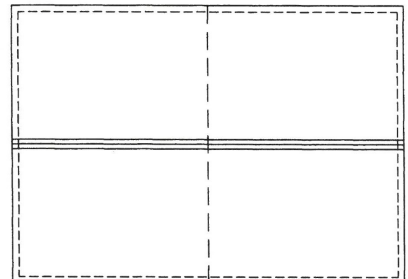
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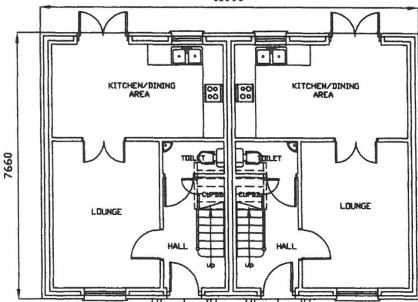
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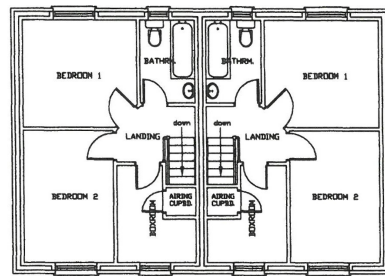
SIDE ELEVATION



ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

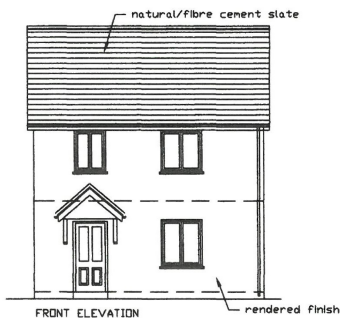
PROPOSED SIX NEW HOUSES  
MAESPENTRE PONTGARREG  
LLANDYSUL CEREDIGION  
FOR MRS J EVANS & MRS J POWELL  
2 BED SEMI DETACHED HOUSES  
PLOTS 1 AND 2

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ad@andrewdavidson.com

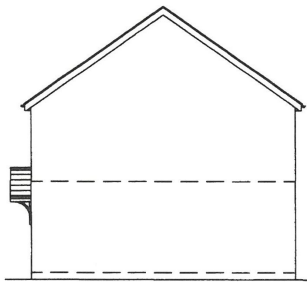
ANDREW DAVIES

Scale: 1:100 at A3 AUG 2015 E124-23

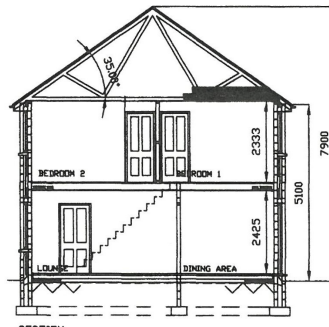
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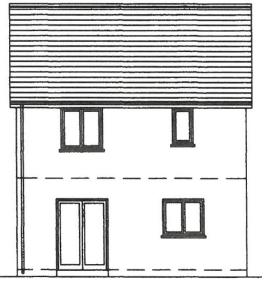
FRONT ELEVATION



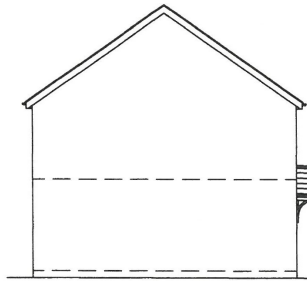
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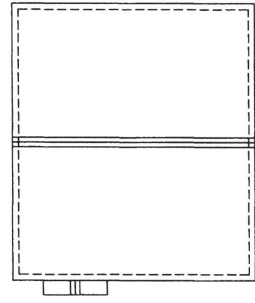
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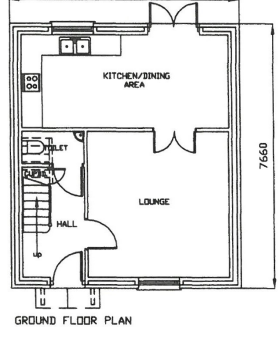
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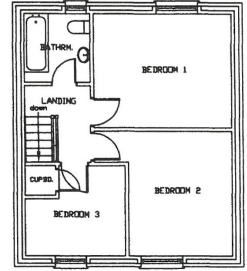
SIDE ELEVATION



ROOF PLAN



GROUND FLOOR PLAN



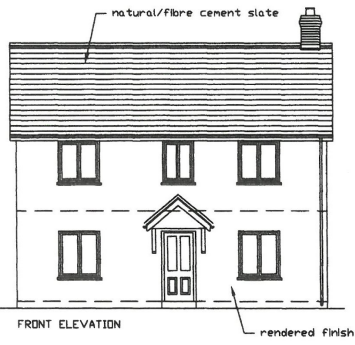
FIRST FLOOR PLAN

CEM/T/CSC  
DESIGN/CSC  
03 DEC 2015  
REF/CYF

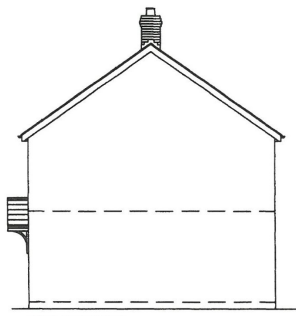
Project  
PROPOSED SIX NEW HOUSES  
MAESPENTRE PONTGARREG  
LLANDYSUL CEREDIGION  
FOR MRS J EVANS & MRS J POWELL  
Type  
3 BED DETACHED HOUSE  
PLOT 3  
Andrew Davies BSc Dip Arch RIBA  
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ANDREW DAVIES  
Title: Date: Drawing Number:  
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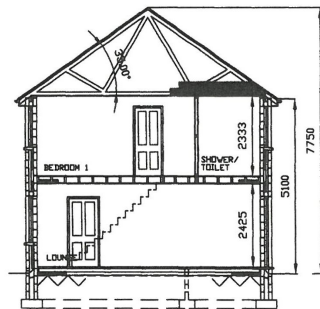
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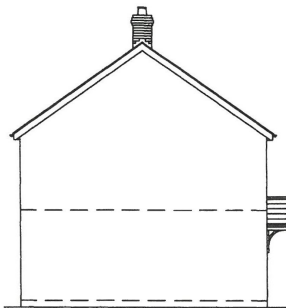
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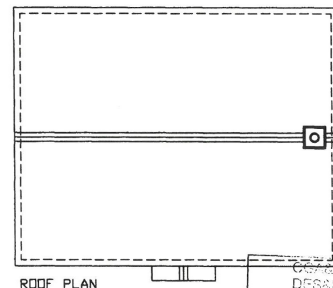
SIDE ELEVATION



REAR ELEVATION

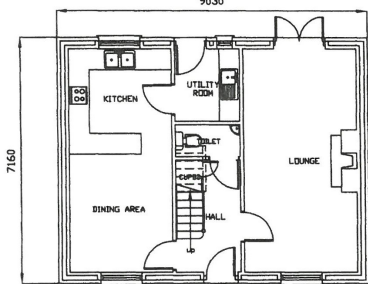


SIDE ELEVATION

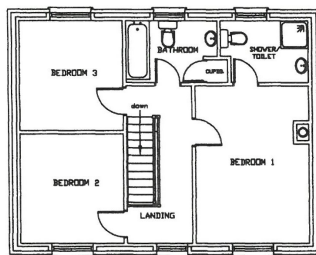


ROOF PLAN

DESIGN / CSC  
DESIGN / CSC  
03 DEC 2015  
REF:CVF



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED SIX NEW HOUSES  
MAESYPENTRE PONTGARREG  
LLANDYSUL CERE DIGION  
FOR MRS J EVANS & MRS J POWELL

3 BED DETACHED HOUSE  
PLOTS 5 AND 6

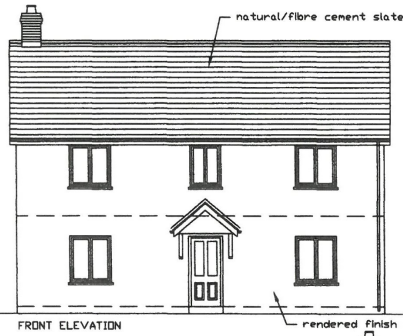
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andrew@anddarchitect.com

ANDREW DAVIES

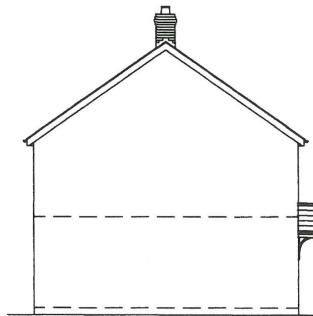
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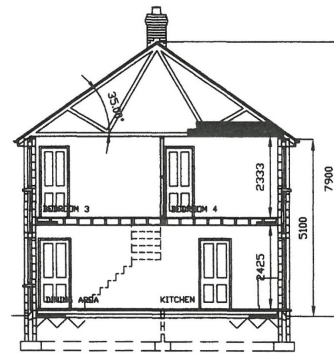
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FRONT ELEVATION



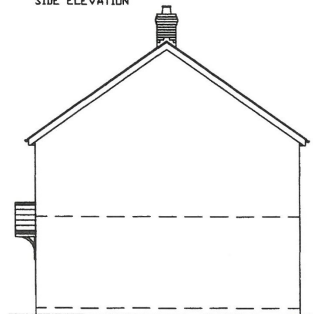
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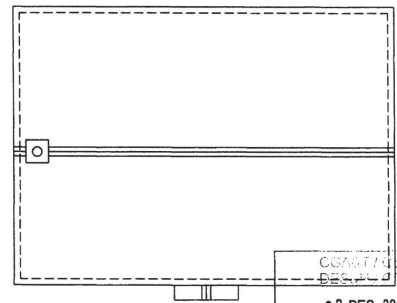
SECTION



REAR ELEVATION

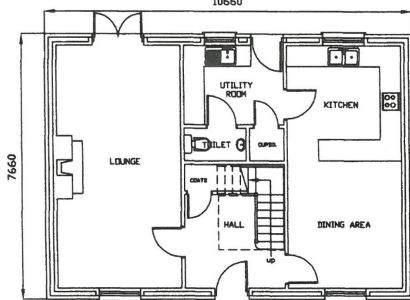


SIDE ELEVATION

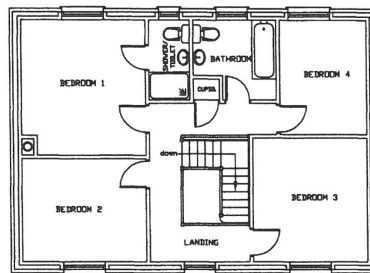


ROOF PLAN

03 DEC 2015  
REF/CYF



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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LLANDYSUL CEREDIGION  
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TYPE  
4 BED DETACHED HOUSE  
PLOT 4  
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Scale: 1:100 at A3 AUG 2015 E124-25