

*Unique smallholding development opportunity set within 2.7 acres. Planning Permission for 5 bedroom house. Aberaeron Town Centre. Cardigan Bay. West Wales.*



**Building Plot, Bro Allt y Graig, Aberaeron, Ceredigion. SA46 0DS.**

**£335,000**

**D/2192/RD**

\*\* Unique 2.7 acre smallholding 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 \*\* Useful 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.



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## 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 - ACCOMMODATION

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.

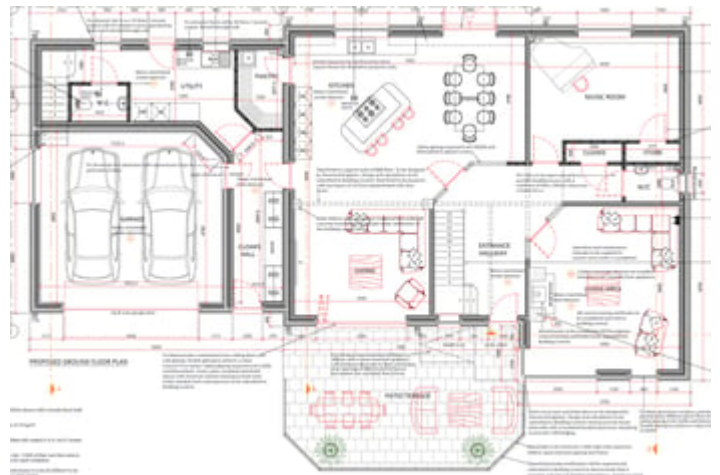
The proposed house is set back from the road to take advantage of the outlook towards the harbour and bay.

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. WC and cloakroom 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.

### WC

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 - MAIN HOUSE



### 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 (8' 9" 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 rooflights over, side window, connecting door through to:

### Bedroom 5

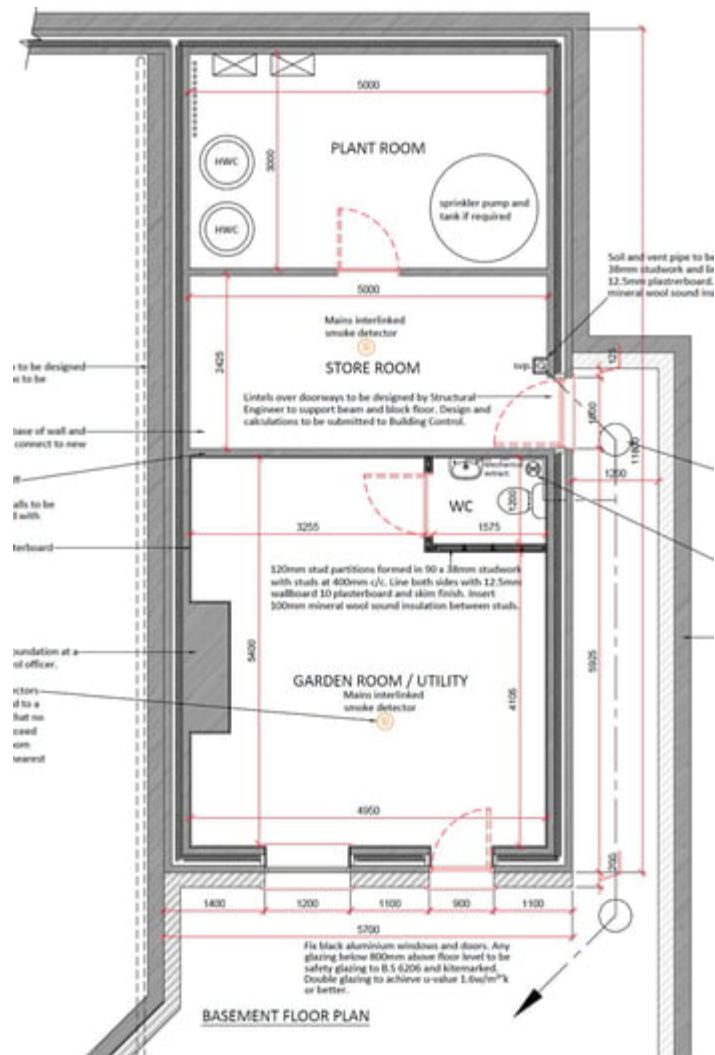
4.1m x 3.9m (13' 5" x 12' 10") double bedroom, Velux rooflights over, connecting door through to:

### En-Suite

3.6m x 2.9m (11' 10" x 9' 6") with space for corner bath,

single wash hand basin, WC, Velux rooflight 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

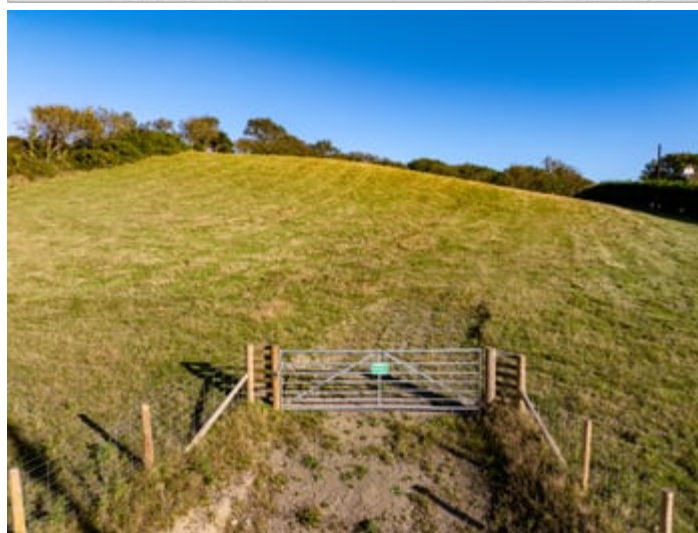
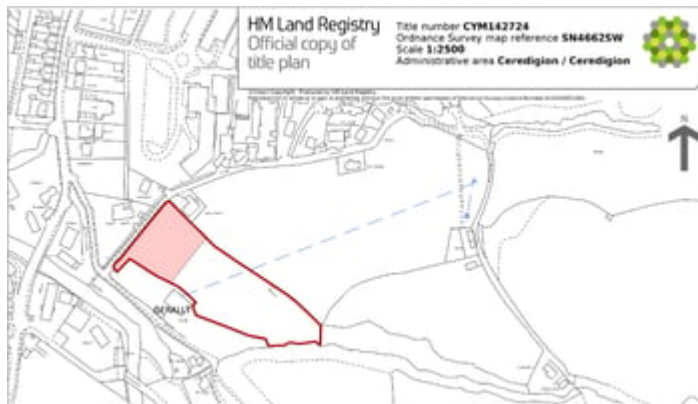
5m x 3m (16' 5" x 9' 10")

## EXTERNALLY

### To Front

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

## THE 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.

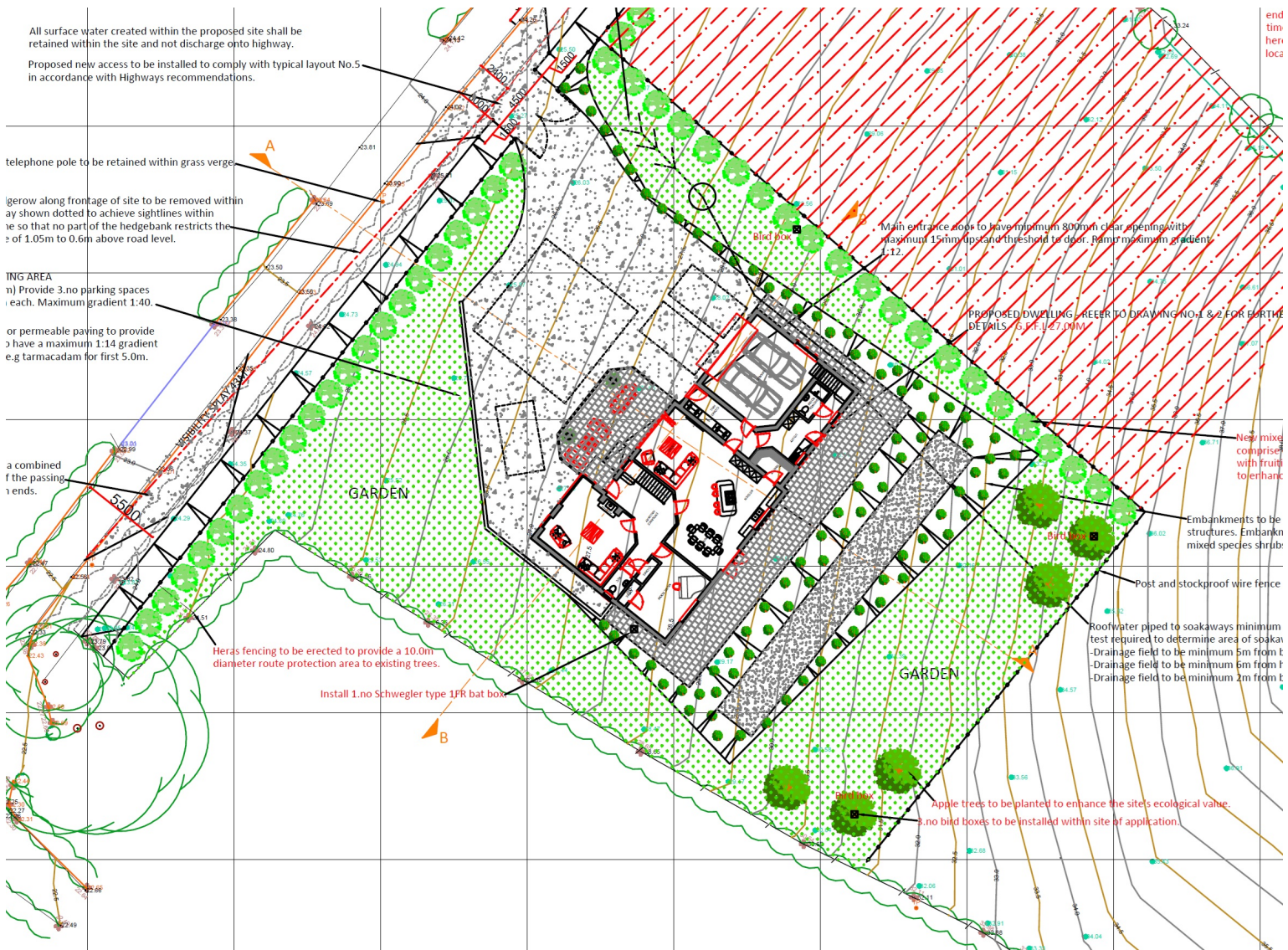
### **MONEY LAUNDERING REGULATIONS**

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**

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





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 15m so that no part of the hedgebank restricts the sightline to a maximum of 1.05m to 0.6m above road level.

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

or permeable paving to provide 3 no parking spaces (each. Maximum gradient 1:14 e.g tarmacadam for first 5.0m.

a combined 5.0m 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 gap and threshold to door. Paint maximum gradient 1:12.

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

New mixed shrubs to be planted with fruit to enhance local

Embankments to be constructed to support structures. Embankment mixed species shrub

Post and stockproof wire fence

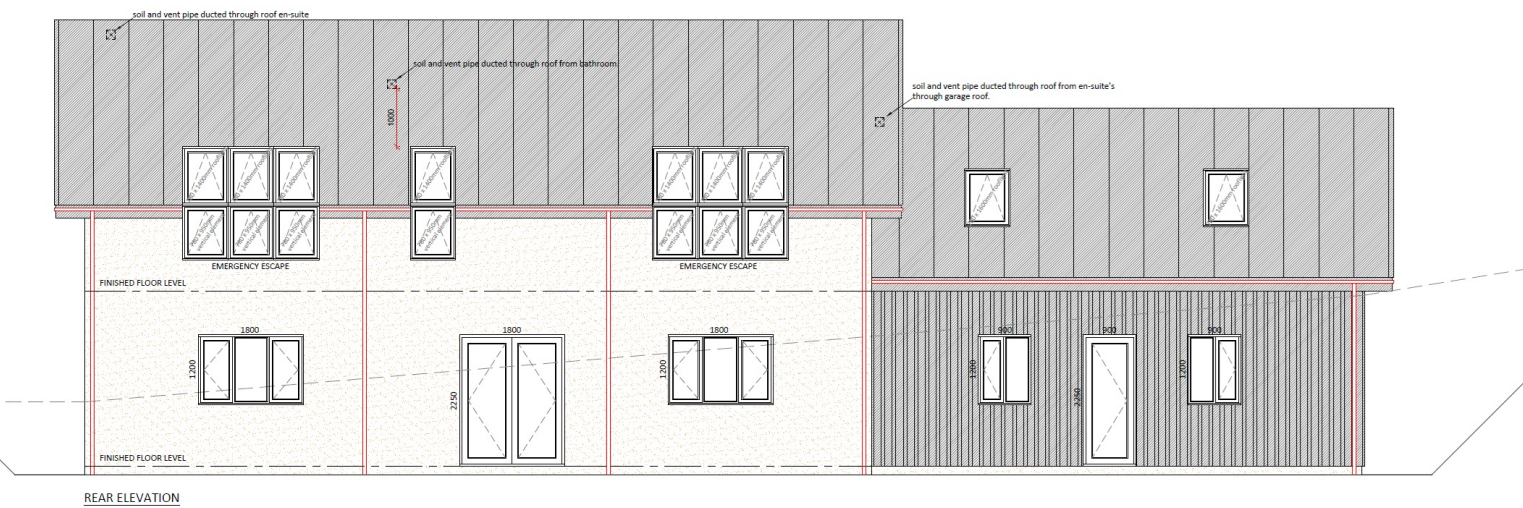
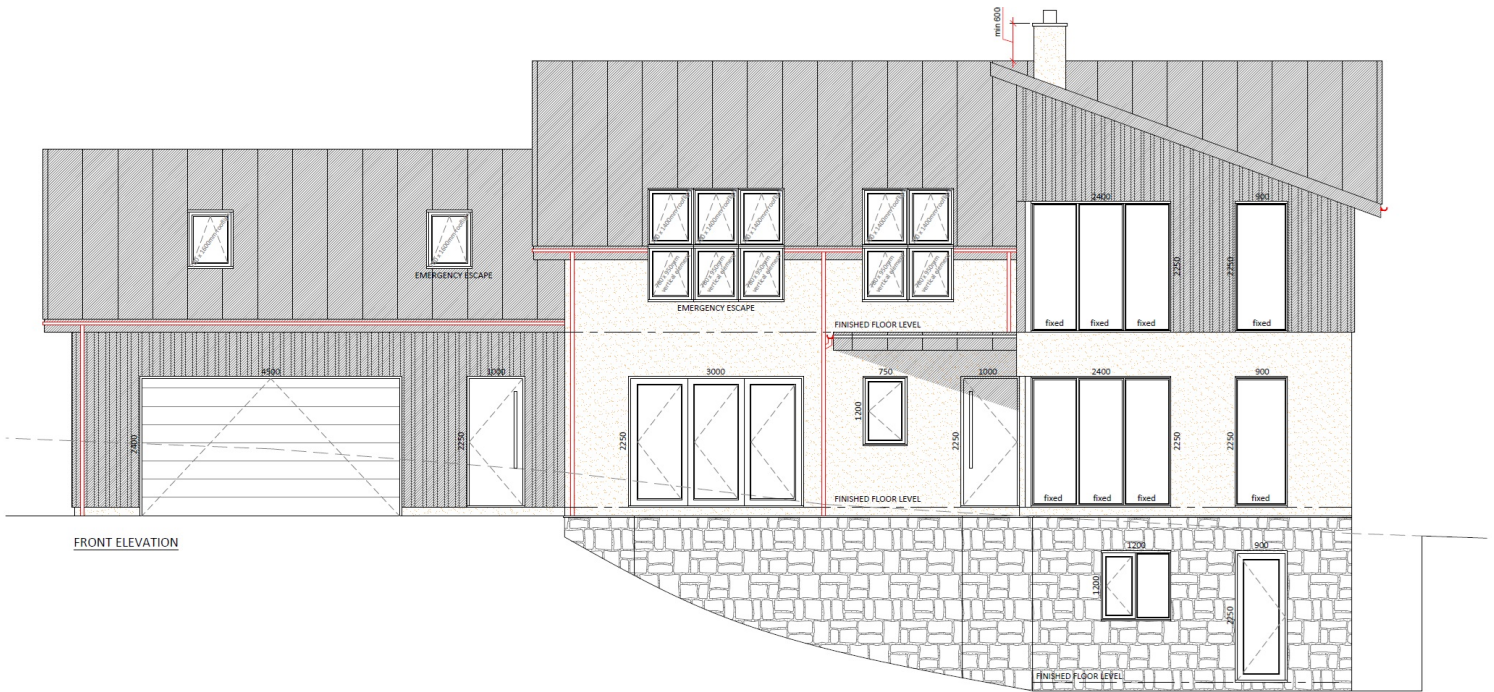
Roofwater piped to soakaways minimum test required to determine area of soakaway  
-Drainage field to be minimum 5m from structure  
-Drainage field to be minimum 5m from structure  
-Drainage field to be minimum 2m from structure

Apple trees to be planted to enhance the site's ecological value.

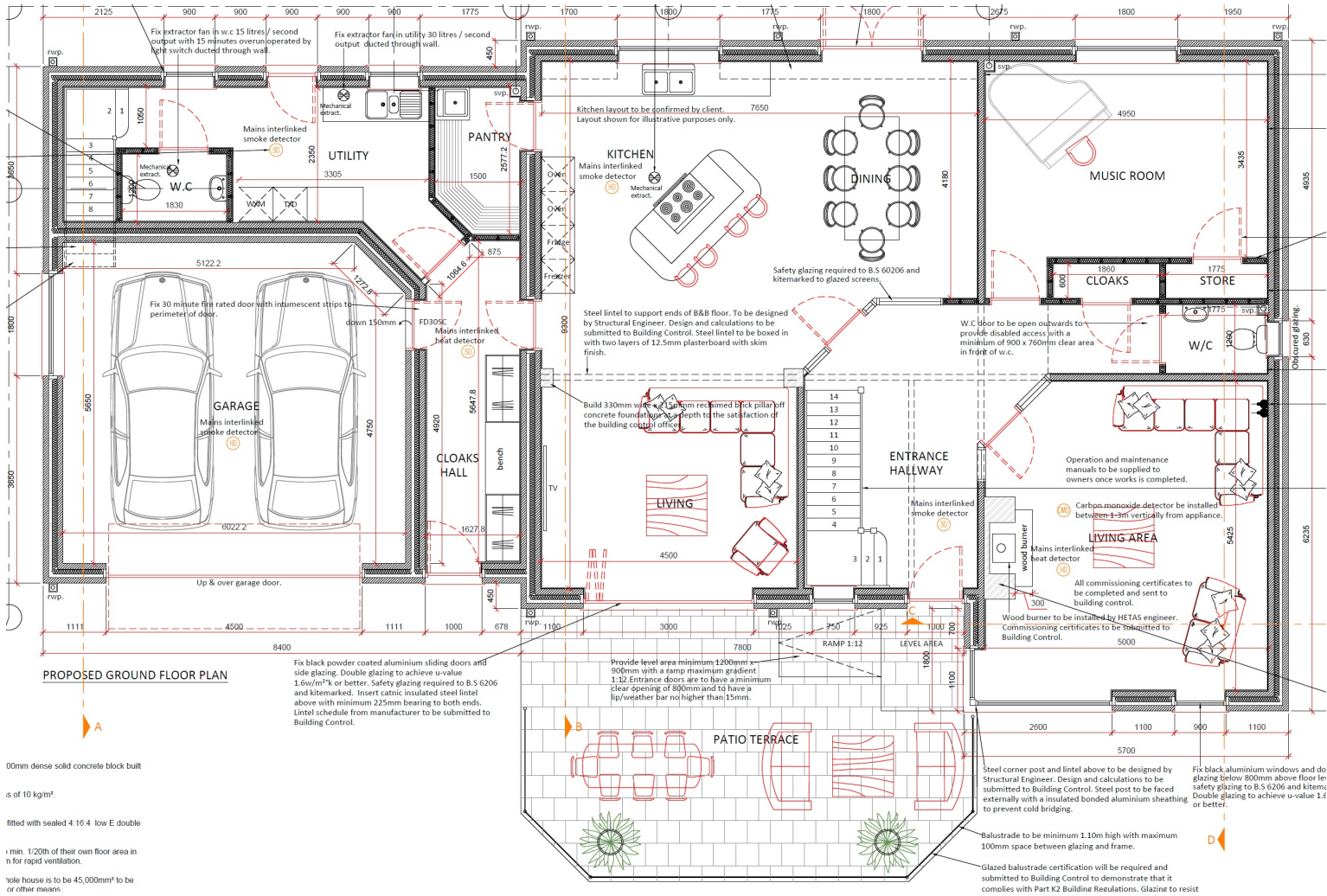
3 no bird boxes to be installed within site of application

end timber loca

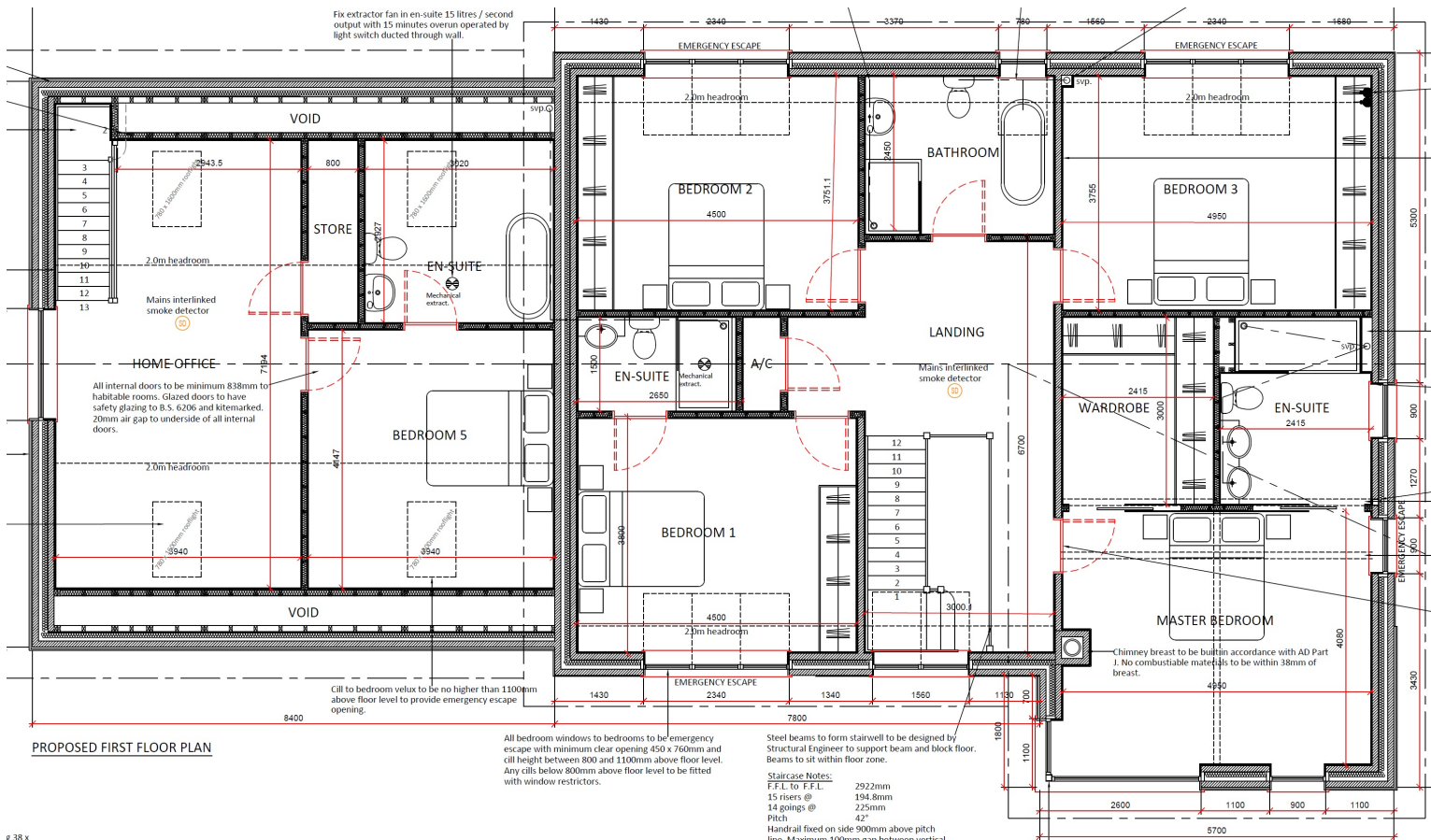








00mm dense solid concrete block built  
 is of 10 kg/m<sup>3</sup>.  
 fitted with sealed 4:16:4 low E double  
 min. 1/20th of their own floor area in  
 n for rapid ventilation.  
 hole house to be 45,000mm<sup>2</sup> to be  
 or other means



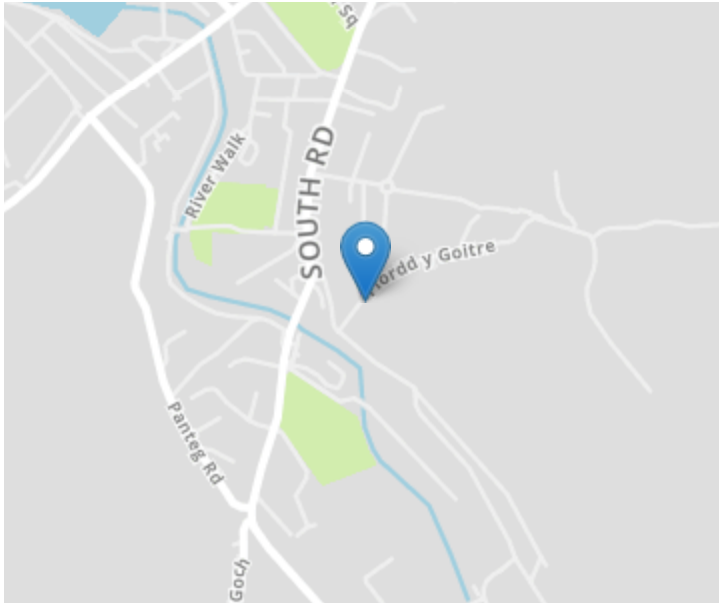
PROPOSED FIRST FLOOR PLAN

All bedroom windows to bedrooms to be emergency escape with minimum clear opening 450 x 760mm and sill height between 800 and 1100mm above floor level. Any cills below 800mm above floor level to be fitted with window restrictors.

Steel beams to form stairwell to be designed by Structural Engineer to support beam and block floor. Beams to sit within floor zone.

Staircase Notes:  
 F.F.L. to F.F.L. 2922mm  
 15 risers @ 194.8mm  
 14 goings @ 225mm  
 Pitch 42°  
 Handrail fixed on side 900mm above pitch line. Maximum 100mm max between vertical





### Directions

Travelling along South Road, Aberaeron proceed onto Bro-Allt-Y-Graif adjoining Cantre Mobility. Proceed up the hill for approximately 100 yards taking the first left hand turning and the plot of land is located immediately on the right hand side.

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

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