

Regulated by:



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*A rare and exciting opportunity - Rurally positioned Building Plot with Full Planning Approval.
Near Lampeter, West Wales*



Building Plot in Centre of Hamlet of Abermeurig, Lampeter, Ceredigion. SA48 8PP.

REF: D/2123/LD

£80,000

*** A rare and exciting opportunity *** Full Detailed Planning Consent approved - Work commenced ***
Rural position with fantastic views over the Aeron Valley *** Approval for a 3/4 bed roomed split level
detached house *** Eco friendly with individuality in mind *** The plot extends to around 0.25 of an acre
backing onto open country fields *** Direct roadside access *** Connection to mains water and electricity
available

*** Centre of the rural Hamlet of Abermeurig *** Only 6 miles from the University Town of Lampeter and 6
miles from the Georgian and Harbour Town of Aberaeron *** Commanding the perfect backdrop over
surrounding farmland and the Aeron Valley

*** Offering an opportunity for the creation of the perfect Family home *** An opportunity not to be missed
*** For a Builder, Developer or Investor *** A quality one off building project *** A Building Plot in the
countryside is a rare commodity - Don't miss out

LOCATION

Abermeurig is located in the heart of the Aeron Valley, 6 miles equidistant from the University Town of Lampeter and the Georgian Coastal and Harbour Town of Aberaeron, on Cardigan Bay. The local Village of Talsarn is within 1.5 miles, with local amenities available at Felinfach, being 2 miles distant.



GENERAL DESCRIPTION

An exciting and rare opportunity awaits. The Building Plot has Full Planning Approval with work commenced for a 3/4 bedroomed split level detached property on a spacious plot that extends to around 0.25 of an acre. The property is an eco friendly home with individuality in mind, being split level, with fantastic views over the Aeron Valley to the rear. The plot benefits from direct roadside access.



BUILDING PLOT



BUILDING PLOT (SECOND ANGLE)



ACCESS



PLEASE NOTE

There may be additional access available during the construction of the property only via the track that leads down to Dolbont, Abermeurig. The track will need to be 'made good' on the completion of the building works.

Services

Mains water and mains electricity available nearby. Private drainage will need to be installed.

Directions

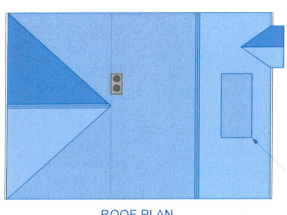
From Lampeter take the A482 towards Aberaeron. In Creuddyn Bridge turn right by the 'thatched house' onto the B4337 Talsarn road. Continue down the hill. At the bottom of the hill take the first road to the right to the rural Hamlet of Abermeurig. Continue along this lane and over the first crossroads and heading towards Abermeurig. The Building Plot will be found on your left hand side below the road.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

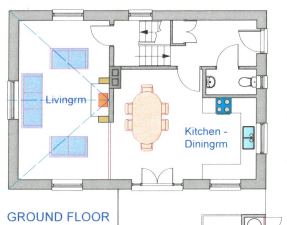
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

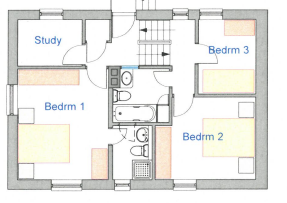




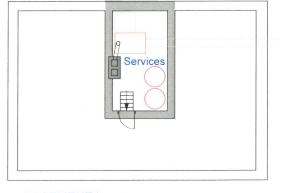
ROOF PLAN



GROUND FLOOR



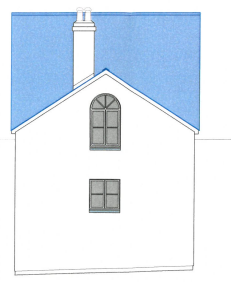
LOWER GROUND FLOOR



BASEMENT



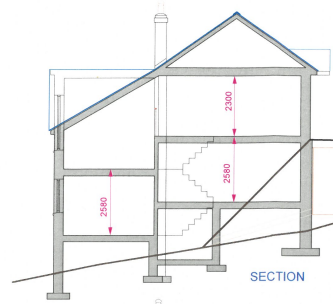
SOUTH ELEVATION



NORTH ELEVATION



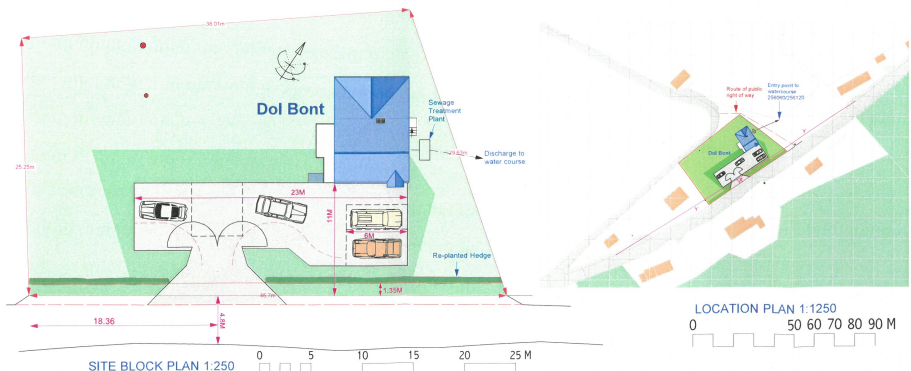
EAST ELEVATION



SECTION



WEST ELEVATION



LOCATION PLAN 1:1250
0 50 60 70 80 90 M

NOTE
Original Dwg size A1

Slate roof construction to 35 & 30 degree pitch.
Rendered blockwork walls.
Timber painted windows with composite slate sills.

Parking area to incorporate -Biomas pellet hopper storage with gravity feed to boiler & surface water attenuation tanks.

Bank constructed with interlocking structural system to support planting.

Foul drainage effluent treated to discharge to drainage ditch in accordance with EA requirements.

New access dimensions all to typical layout No 5.
X dimension = 2.4M Y = 7.0M

No.	Date	Revision Notes
A	1/31/12	Drainage discharge detail updated
B	2/1/12	As above

No.	Date	Issue Notes
Hess Kincaid Leach ARCHITECTS		
<small>GLANRYD, LLAUNBYN, CRYSTAL PALACE, CARDIFF, S.W. 15.000000, 104.480000, S.W. 15.000000, 104.480000</small> T: 01152 453456/453665 F: 01463 245661 E: h.leach@hesskincaid.co.uk E: p.leach@hesskincaid.co.uk W: www.hesskincaid.co.uk		
Dol Bont Abermawg Ceredigion SA48 8PP Proposed new 3 bedroom house		
Mr T Habeshaw		
Client:	CBH	15-005
Drawn by:	CBH	0185_1250_11250
Checked by:	CBH	17-1-2012
Scale:	L(-2)-4	A