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**RICS**



Since 1989

*Outstanding Coastal Development Opportunity. Last Phase of a sought after Development Site.  
New Quay - West Wales.*



**Dolphin Court Development Dolphin Court, New Quay, Ceredigion. SA45 9TA.**

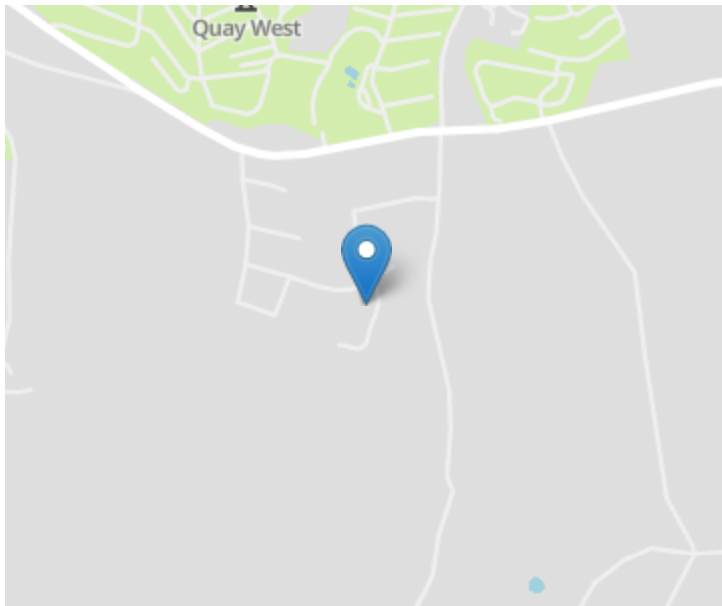
**Ref D/2145/RD**

**£450,000**

**\*\*An Unique development opportunity\*\*6 Fully Serviced Plots\*\*NO AFFORDABLE HOUSING\*\*Distant views over Cardigan Bay\*\*Mix of 3 storey houses and detached bungalow\*\*High Value Properties\*\*To be Sold at 1 Lot\*\*Utility Service Agreements in place\*\***

**\*\*DO NOT MISS THIS OPPORTUNITY ! \*\* ONE OF A KIND \*\***

The development site sits on the fringes of the popular coastal harbour village of New Quay, being prime position along the Cardigan Bay coastline. The site is within walking distance of local village amenities including shops, cafes, bars, restaurant, places of worship, primary school, sandy beaches and has excellent public transport connectivity. The Georgian harbour town of Aberaeron is some 7 miles from the estate with the larger urban towns of Cardigan and Aberystwyth being within 30 minutes drive.



## Example Photos



## GENERAL

This is an exciting opportunity for high quality development plots which would complete the Dolphin Court scheme.

The plots are for sale due to change of circumstances and personal reasons. Planning permission is extant for the erection of 6 houses.

We are advised the development benefits from full section agreements with Local Authority and Statutory Utility providers to service the whole scheme.

There are no Affordable Housing Contributions required from this development which is highly unique.

Dolphin Court is a development of 37 exceptional new homes, designed to offer the best of all worlds.

The site is situated just 5 minutes from the beach, and sheltered from a quiet road by a copse of mature trees. The site is a haven for tranquility enjoying unrivalled views across Cardigan Bay.

## THE SITE

Plot 7 is a detached 4 bed bungalow (see attached images and drawings).

Plots 8-12 being the luxury three storey 5 bed houses fully orientated to take advantage of the views over Cardigan Bay.

Please see attached a copy of the drawings for the three storey houses on the site.



Example Photos of properties already constructed on site.

### **Services**

The property benefits from Mains Water, Mains Electricity and Mains Drainage connections.

### **Directions**

From Aberaeron proceed south-west on the A487 coast road as far as the village of Llanarth. At Llanarth drive through the village and turn right alongside the Llanina Arms Hotel onto the B4342 New Quay road. Keep on this road for some 1.5 miles you will pass the entrance to Quay West Holiday Resort on the right hand side. Proceed for a further 300 yards and you will see the entrance to Cwm Halen residential estate on your left hand side. Drive into the estate then take the third road on the left which will lead you to the entrance of Dolphin Court.



**COMPONENTS OF THE DRAWING**  
 This drawing is a site plan showing the layout of the site and the proposed works. It is intended to be used in conjunction with the other drawings in the set. The drawing is not to be used for any other purpose without the written consent of the architect.

**NOT FOR BIDDING PURPOSES**  
 This drawing is not intended for use as a contract document. It is intended to be used for informational purposes only. The contractor is responsible for verifying the accuracy of the information shown on this drawing and for obtaining all necessary permits and approvals.

**GENERAL NOTES FOR THE DRAWING**  
 1. The drawing is to be read in conjunction with the other drawings in the set.  
 2. The drawing is not to be used for any other purpose without the written consent of the architect.  
 3. The contractor is responsible for verifying the accuracy of the information shown on this drawing and for obtaining all necessary permits and approvals.

**FOOTWAY LINK**  
 2.0m wide footpath to be provided along the boundary of the site. The footpath is to be paved with concrete and to be finished with a smooth surface. The footpath is to be provided in accordance with the requirements of the relevant authority.

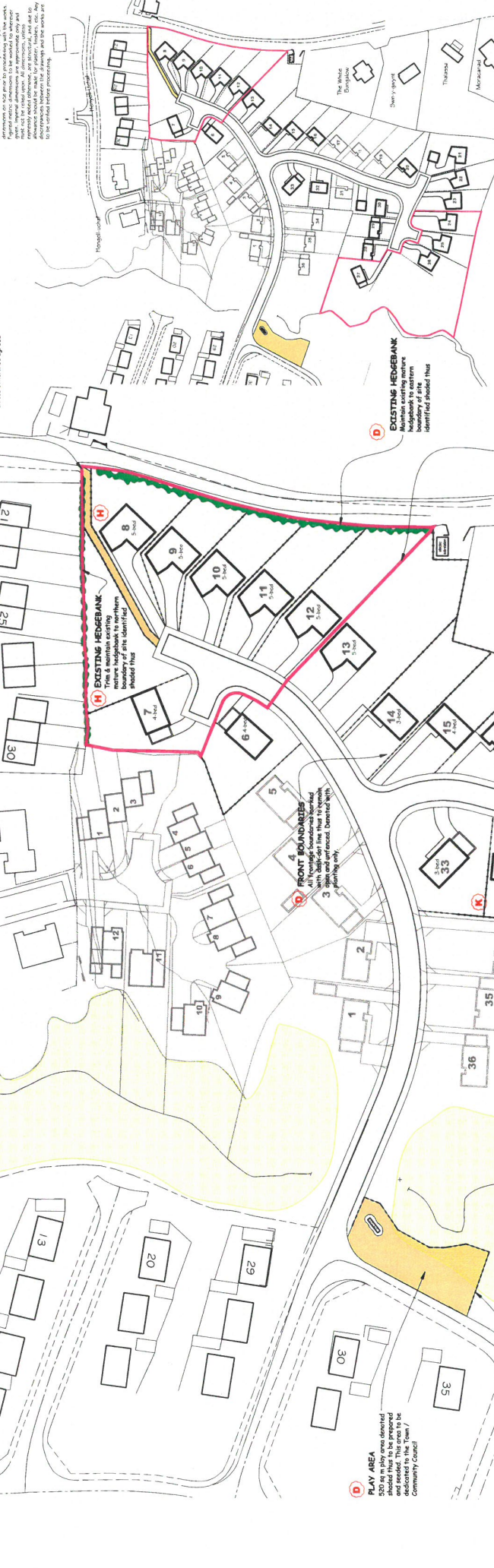
**EXISTING HEDGERANK**  
 Maintain existing mature hedgerank to northern boundary of the site. The hedgerank is to be maintained in accordance with the requirements of the relevant authority.

**FRONT BOUNDARIES**  
 All front boundaries to be finished with heavy broken line that to match existing fencing as shown.

**PLAY AREA**  
 550 sq m play area identified shaded that to be prepared with heavy broken line that to match existing fencing as shown.

**TPO BOUNDARY TREATMENT**  
 Perimeter of site subject to the TPO (green line 'H') to be delineated on site by line of planting appropriate for the un-surfaced TPO area - shrubs, reedbushes or other suitable species to be agreed.

**REAR BOUNDARY TREATMENT**  
 2m high stone boarded fencing to match boundaries to match existing boundaries identified with heavy broken line that to match existing fencing as shown.



**THE DRAWING IS TO BE READ IN CONJUNCTION WITH THE LATEST EDITION OF DRAWING 001 000**

CLIENT REF	2402/13
CLIENT NAME	PAN
PROJECT REF	02/02/03
PROJECT NAME	PAN
OPERATIONAL CHARGE (0-2)	02/02/03
OPERATIONAL CHARGE (3-5)	02/02/03
OPERATIONAL CHARGE (6-8)	02/02/03
OPERATIONAL CHARGE (9-11)	02/02/03
OPERATIONAL CHARGE (12-14)	02/02/03
OPERATIONAL CHARGE (15-17)	02/02/03
OPERATIONAL CHARGE (18-20)	02/02/03
OPERATIONAL CHARGE (21-23)	02/02/03
OPERATIONAL CHARGE (24-26)	02/02/03
OPERATIONAL CHARGE (27-29)	02/02/03
OPERATIONAL CHARGE (30-32)	02/02/03
OPERATIONAL CHARGE (33-35)	02/02/03
OPERATIONAL CHARGE (36)	02/02/03

**2008 / 51**

**ARCHI**  
 ARCHITECTURAL CONSULTANTS  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**FENCING TO PLAY AREA**  
 Open vertical boarded fencing 1.1m in height with heavy broken line that to match existing fencing as shown.

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