

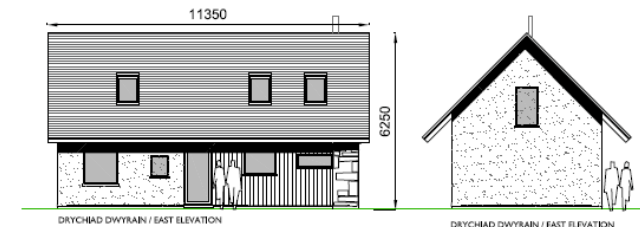


PLOT, TALYBONT, CEREDIGION, SY24 5HE

£75,000 ASKING PRICE

An opportunity to acquire a building plot with the benefit of full planning permission
(Application Number: A190596)
to build a detached 2 bedroom dormer bungalow in the village of Talybont, Nr Aberystwyth

Freehold. Chain free.



FOR SALE



SITUATION

The property is situated in the village of Talybont, approximately 7 miles north of Aberystwyth and 11 miles south of Machynlleth.

The property is situated on the A487. The plot is situated to the north of the village near to the playground and primary school. The village also benefits from two convenience stores, two pubs and a petrol station.

In addition, the village benefits from a regular bus services.

Aberystwyth is approximately a fifteen minute drive and is the largest town in Mid Wales home to The Welsh Assembly Government Offices, The National Library Of Wales, Aberystwyth University, Bronglais Hospital, education in both English and Welsh mediums and public transport links out of Aberystwyth.

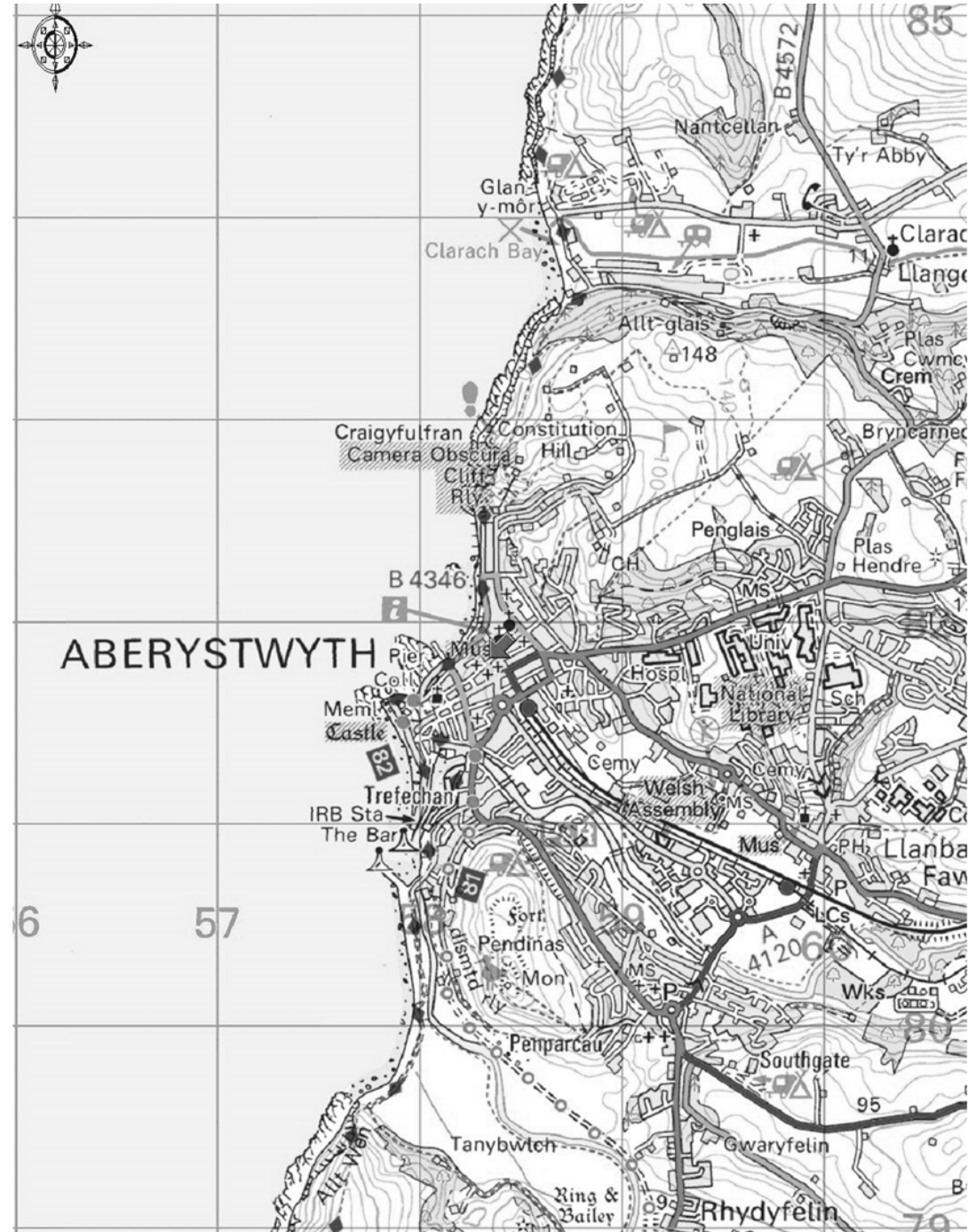
PLOT

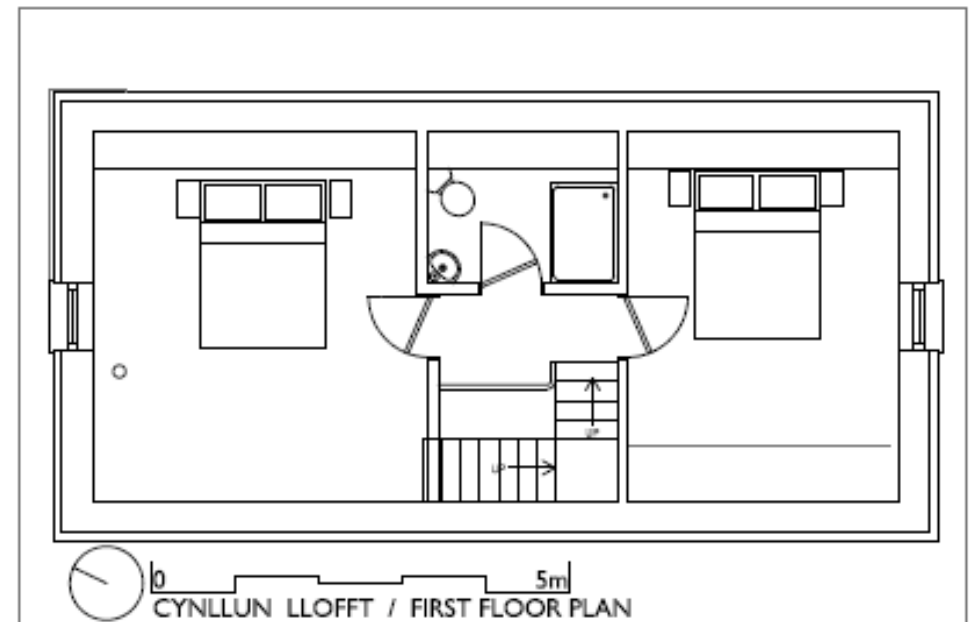
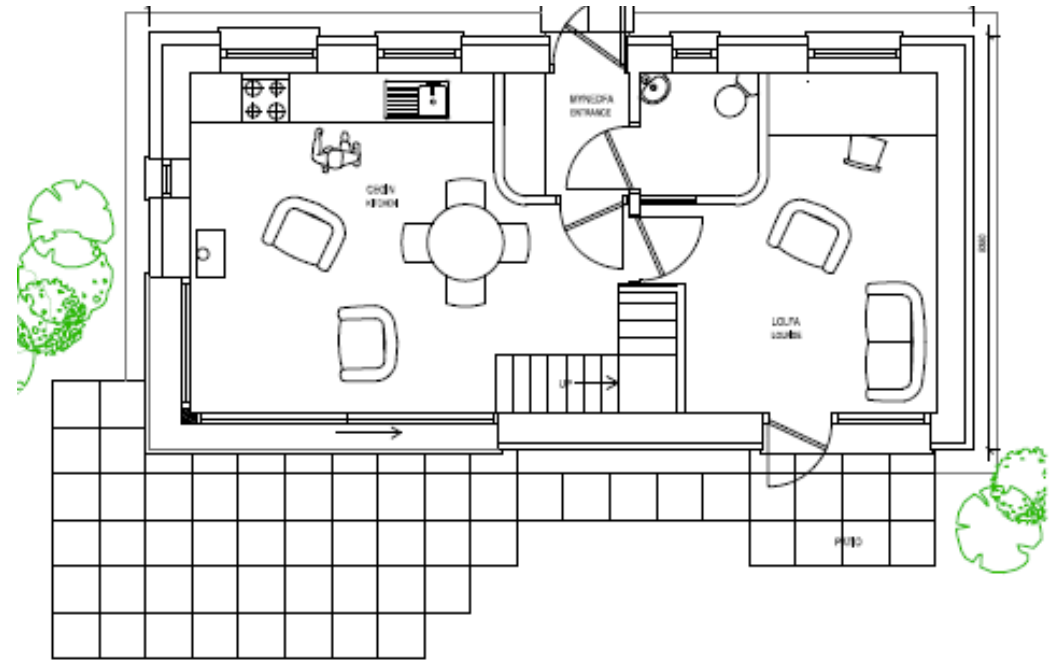
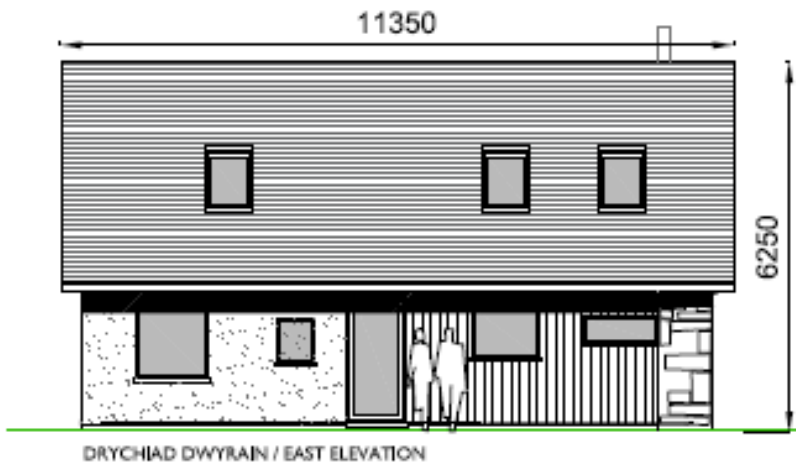
Full Planning Permission (A109056) for a two bedroom detached dwelling with car parking and garden. The plot is accessed from an unnamed road off the A487.

There is mains gas available in the area, but we note that the plot will not be assessed for services until complete.

AGENTS COMMENT

This is a rare opportunity to acquire a building plot allowing a potential purchaser to build the home of their dreams. The plans have been approved for a well thought out property, with living area on the ground floor and bedrooms on the first floor. This is a development opportunity you rarely see nowadays.





Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA
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PLANNING DECISION Town and Country Planning Act 1990 PLANNING PERMISSION

Agent:

D Tomos
George & Thomas Penseiri Architects
12 Heol Penrallt
Machynlleth
SY20 8AL

Applicant:

Natalie Williams
Minffordd
Talybont
Ceredigion
SY24 5HE

Part 1 - Particulars of application

Date of application: 22-07-2019 Application No: A190596

Particulars and location of development

Site Location: Tynlon, Minffordd, Talybont
Proposal: Demolition of a garage and erection of a new dwelling

Part 2 - Particulars of decision

Cyngor Sir Ceredigion hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development shall begin no later than five years from the date of this decision.
2. The development shall be carried out in accordance with approved plan PL01 D.
3. Prior to the construction of the dwelling hereby approved details and samples of the materials to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
4. The proposed means of access shall be laid out and constructed in accordance with Typical Layout No. 1 and the accompanying General Notes.
5. The access shall be constructed and drained to the satisfaction of the Local Planning Authority before any other operations commence.
6. Surface water shall be trapped and disposed of so as not to flow from/on to the adjoining highway. No surface water from any part of the development shall be connected into the existing highway surface water drain.
7. No new permanent building or works (other than access) shall be situated within 6m of the nearside highway boundary.
8. Prior to commencement of the use hereby permitted, visibility splays measuring 2.4m (min à€xâ€™ distance) by 25m (min à€yâ€™ distance) shall have been provided in both directions from the proposed site entrance with the adjoining County Road to the satisfaction of the Local Planning Authority in conjunction with the Local Highway Authority. No growth or obstruction exceeding 600mm high above road level shall be permitted within the visibility splays, which shall thereafter be maintained in perpetuity.
9. Provision shall be made for parking and turning vehicles in accordance with plans approved by the Local

Planning Authority. The proposed parking facilities shall be completed before the development is brought into use.

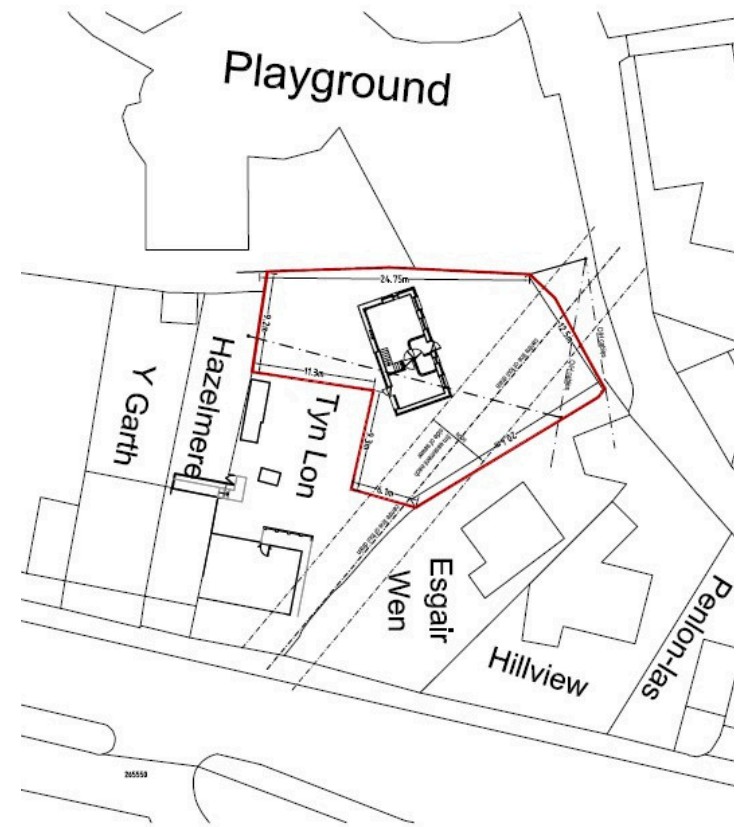
10. No vehicle loading and/or unloading of building materials associated with this development shall take place on the A487.
11. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
12. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

Reasons:

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. To ensure compliance with the approved plans.
3. In the interest of protecting the architectural character of the building and the wider area in line with DM06 of the LDP.
4. In the interest of road safety and free flow of traffic.
5. In the interest of road safety and free flow of traffic.
6. In the interest of road safety and free flow of traffic.
7. In the interest of road safety and free flow of traffic.
8. In the interest of road safety and free flow of traffic.
9. In the interest of road safety and free flow of traffic.
10. To maintain the safety and free flow of trunk road traffic.
11. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
12. To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Informatives:

Important à€ This site is also affected by a Section 106 Obligation regulating the development or use of the land. Please consult the Local Planning Authority for further details.



VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

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IMPORTANT NOTICE | Any intending purchasers will be required to produce identification to prove their identity within the terms of the Money Laundering Regulations. This may include a copy of your passport/ photo driving license and a recent utility bill. Philip Evans Estates will also require sight of proof of funds prior to the Notification of Sale being sent to Solicitors.

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