



Plot Adj to Gwernllwyn Piercefield Lane, Penparcau
Aberystwyth Ceredigion SY23 1RX

Guide price £65,000



An opportunity has arisen to acquire a building plot convenient to Aberystwyth town centre and to local amenities

THE BUILDING PLOT ADJACENT TO GWERNLLWYN PIERCEFIE

We are pleased to have received instructions to offer for sale this building plot situated just off Piercefield Lane in the heart of Penparcau, being convenient to all local amenities on offer which include general stores, post office, public house and primary school. There is a regular bus service nearby to the university and market town of Aberystwyth which is a mile or so travelling distance. The town has undergone re-development over recent years which is on-going and a new development is also proposed off Park Avenue. Major employers situated in or near the town include the National Library of Wales, the University and Bronglais Hospital.

TENURE:

Freehold

SERVICES:

Mains services are nearby

VIEWING:

Strictly by appointment with the selling agents, Aled Ellis & Co, 16 Terrace Road, Aberystwyth (01970) 626160 or sales@aledellis.com

PLANNING PERMISSION

We enclose with these particulars a copy of the planning permission. Application A120616 for the erection of a dwelling (subject to conditions) which was granted on the 3rd May 2018.

PROPOSED ACCOMMODATION

GROUND FLOOR

LIVING ROOM

10'9" x 14'9" (3.28m x 4.50m)

DINING ROOM

10'9". x 9'10" (3.3. x 3)

KITCHEN

8'6" x 13'9" (maximum dimension) (2.6 x 4.2 (maximum dimension))

UTILITY ROOM

8'6" x 5'10" (2.6 x 1.8)

FIRST FLOOR ACCOMMODATION

BEDROOM 1

10'9" x 14'9" (3.3 x 4.5)

BEDROOM 2

10'9" x 12'9" (3.3 x 3.9)

BATHROOM

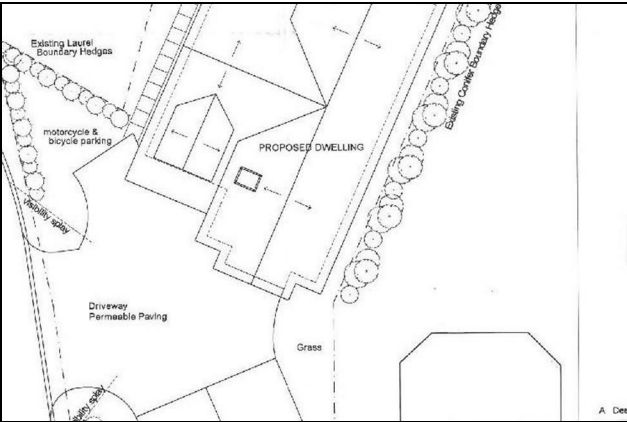
10'9" x 9'10" (maximum) (3.3 x 3 (maximum))

EXTERNALLY

A plan showing the extent of the building plot is included for identification purposes

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south through Trefechan to Penparcau, take the last turning right before the roundabout (just after the zebra crossing and lights onto Piercefield Lane and the building plot can be seen on your right hand side adjacent to Gwernllwyn and opposite the Tollgate public house.



Agent: Byron Jenkins
Byron Jenkins Architectural Consultancy
Capel Afan Llanafan
Aberystwyth
Ceredigion
SY23 4AY

Applicant: Roy Williams
GWERNLLWYN
PIERCEFIELD LANE
ABERYSTWYTH
SY23 1RX

Part 1 - Particulars of application
Date of application: 13-02-2018
Application No: A180208

Particulars and location of development
Site Location: Gwernllwyn, Piercefield Lane, Aberystwyth
Proposal: Amrywio amod 1 o ganiatâd cynllunio A120616 am estyn amser i gychwyn gwaith, a dileu amodau 6, 7 a 8 (Cod ar gyfer Cartrefi Cynaliadwy). Variation of condition 1 of planning permission A120616 for extension of time for commencement of works, and removal of conditions 6, 7 & 8 (Code for Sustainable Homes).

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 two years from the date of this decision.

