Fronfelen Villa Chancery, Llanfarian
Aberystwyth Ceredigion SY23 4DF
Guide price £250,000

ALED ELLIS

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE
The smallholding is offered for sale by private treaty as a whole or in lots.

LOT 1 -
Farmhouse with approximately 19 acres of land (as a whole)

LOT 2 -
Farmhouse and approximately 1.2 acres of land.

LOT 3 -
Part Enclosure 0076 amounting to 8.5 acres or thereabouts.

LOT 4 -
Part Enclosure 1700 amounting to 9.3 acres or thereabouts

DIRECTIONS
From Aberystwyth take the A487 coastal trunk road south through Penparcau and Llanfarian to Chancery and Fronfelen is the first turning right as you enter the village and turn immediately left to the rear of Fronfelen Villa.

SITUATION
Fronfelen is approached from the trunk over a shared access road/ drive way leading to the homestead. Local amenities are near by at Llanfarian to include village stores and primary school. The university and market town of Aberystwyth is some 4 miles or so travelling distance to the north. The town having a good range of social, leisure and educational facilities to cater for the large local and student populations.

Fronfelen has been vacant for a considerable length of time and is in a very poor state or repair.

PLANNING PERMISSION
Planning Permission has recently been granted for the demolition of the existing dwelling and for the erection of a replacement dwelling. (A160921)

TO VIEW
The property cannot be inspected internally as the rear wall has partially collapsed and the gable wall is UNSAFE.
Strictly by appointment with the sole selling agents:
Aled Ellis & Co Ltd
16 Terrace Rd
Aberystwyth
Ceredigion
01970 626160

TENURE
The property is sold as freehold

O.S.PLAN
An O.S Plan is included with these sales particulars for identification purposes only.

SOLICITORS
The solicitors acting in this matter are:
Roger James Clements & Partners,
72 Bridge St,
Newport, Gwent
NP20 8AQ
01633 257844 REF: JC

SERVICES
Mains water, electricity and drainage are connect or near by.

RIGHTS, EASEMENTS & RIGHTS OF WAYS
The land is sold subject to and with the benefit of rights of way whether public or private, light support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to or not in the sale particulars . The purchasers shall be deemed to have full knowledge of the boundaries and neither the vendor nor his agents will be responsible for the defining the boundaries or the ownership of.

LOCAL AUTHORITY AND PLANNING DEPT
Ceredigion County Council, Penmorfa, Aberaeron, Ceredigion. 01545 570881

SINGLE FARM PAYMENT
There are no single farm payments included in the sale.

PARTICULARS AND CONDITIONS OF SALE
Any intending purchaser(s) must satisfy him/herself by inspection or otherwise as to the correctness of the statements containing theses particulars and general remarks.

Should any dispute arise between the Vendor and the Purchaser(s) as to the interpretation of any part of said particulars and general remarks or as to any matter contained therein, the same shall be referred to the arbitration of the Agents, whose decision shall be conclusive and binding to all parties.

SPECIAL CONDITIONS
Part enclosure 1700 is included in the sale of lot 2

in order to improve the access to the trunk road i.e.14 metres to gate post along track and 13 metres frontage with trunk road.

PARTICULARS OF SALE

LOT 1 –

Fronfelen Farmhouse, Homestead and approximately 19 acres of land as shown on the plan. (as a whole) – Please refer to OS Plan Red

The farmhouse has been vacant for a considerable length of time and is in need of total renovation. The rear wall has partially collapsed and the gable wall is also UNSAFE. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera. The existing accommodation comprises of:

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with quarry tiled floor, stairs to first floor accommodation, under stairs storage cupboard and doors to

SITTING ROOM

9'4 x 12'1 (2.84m x 3.68m)
with exposed wooden floor, tiled fire place and window to fore.

LIVING ROOM

11'5 x 17'2 (3.48m x 5.23m)
with quarry tiled floor, window to fore and side. Traditional cooking heating range with recess cupboard to side.

WALK IN PANTRY

DILAPIDATED FORMER KITCHEN EXTENSION

FIRST FLOOR ACCOMODATION

LANDING

with access to roof space and doors to

BEDROOM 1

12'7 x 6'3 (3.84m x 1.91m)
with window to side.

BEDROOM 2

12' x 10' (3.66m x 3.05m)
with window to fore and fireplace.

BEDROOM 3

8'5 x 6'3 (2.57m x 1.91m)
with window to fore.

BEDROOM 4

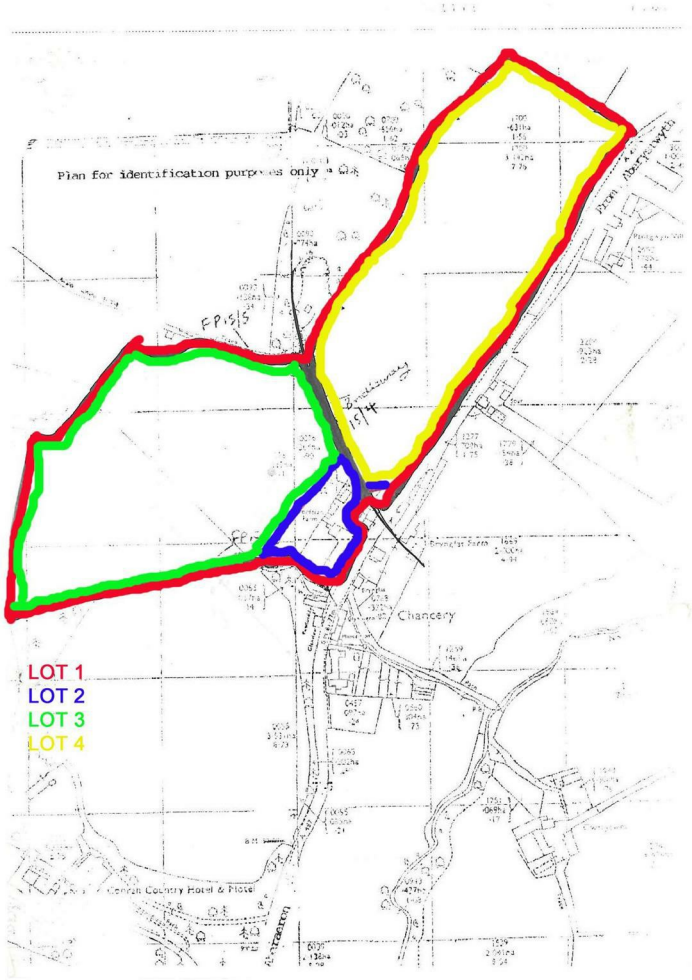
7'8 x 17'3 (2.34m x 5.26m)
with traditional fireplace, window to fore and side.

EXTERNALLY

Dilapidated former farm outbuilding. Pleasant front garden

LAND

The land in total extends to 18.95 acres. The field to the rear of the homestead is gently sloping in nature appearing in good heart and with ample of shelter.



The other enclosure is to the east of the bridleway/ shared access road. This enclosure is south facing and sloping in nature.

LOT 2 - Farmhouse & approx 1.2 acres of land

Please refer to the OS Plan edge in Blue.

Farmhouse, dilapidated outbuildings & approximately 1.2 acres of land edged in blue on the plan. A small parcel of land part of enclosure 1700 is included to improve the visibility on to the trunk road - see special conditions.

LOT 3 - Enclosure 0076

Please refer to the OS Plan edge in Green

This enclosure amounts to approximately 8.6 acres being sloping to gently sloping in nature with a natural water source and providing for productive and well sheltered pasture.

LOT 4 - Enclosure 1700

Please refer to the OS Plan edge in yellowThe land is to the east of Lot 2 and abuts the trunk. The land is south facing in nature and also providing useful grazing. A corner of the enclosure is offered for sale with Lot 1 in order to improve the visibility from trunk road.

Cyngor Sir CEREDIGION County Council

Huw Williams
Pennaeth y Gwasanaethau Hamdden a Hyn /
Head of Lifestyle Services

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA
www.ceredigion.gov.uk

PLANNING DECISION

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

Applicant: Mr T Pritchard
60 Llangors Road
Rogerstone
Newport
NP10 9HJ

Agent Ms Z Freeman
Catalina Architecture Ltd
The Cambria
Marine Terrace
Aberystwyth
Ceredigion SY23 2AZ

Part 1 - Particulars of application

Date of application 06/10/2016 **Application No.** A160921

Particulars and location of development

Demolition of existing dwelling and erection of replacement dwelling. (Amlinellol/Outline)

Fronfelen, Llanfarian, Aberystwyth.

Grid reference: 258038 276702

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 OUTLINE PLANNING 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 hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. Details of the access, appearance, landscaping and layout (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
4. Any application for reserved matters shall show the proposed building being in accordance with the scale and dimensions hereby provided on drawing No 1563/PL1/01/01 A.

5. The works to demolish the dwelling shall not in any circumstances commence unless the Local Planning Authority has either:
a) been provided with a copy of a licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
b) received a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a licence.
In this case, a bat mitigation method statement will have to be submitted to and approved in writing by the Local Planning Authority prior to works commencing.
6. The demolition works shall not commence at any time within the bird breeding season (March to August inclusive) unless and until the developer submits written confirmation from a suitably qualified ecologist to the Local Planning Authority that a survey has been undertaken and found that there are no breeding birds, their young, nests or eggs that would be disturbed by the works to be carried out. If breeding birds, their young or eggs are found, no works may take place until the bird breeding season is completed or they have left the nest and there is no evidence of their returning.
7. Prior to the start of development, any trees or hedgerows within 10 metres of any works shall be protected using Heras style fencing at a minimum distance specified by a Root Protection Area calculation in accordance with BS5837:2012 'Trees in relation to design, demolition and construction' or as agreed with the LPA. All protective fencing and warning signs shall be maintained during the construction period.
8. Any exterior security or decorative lights shall be less than 3 m from the ground, and fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat roost access points or gables or eaves. Lighting must be less than 3 lux at ground level and there shall be no light splay exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees. Any lighting shall be Passive Infrared (PIR) triggered.
9. Unless otherwise agreed in writing by the Local Planning Authority, at least two bird nest boxes shall be erected in suitable locations on the development site before the replacement dwelling is brought into first use. The location and details of the bird boxes shall be agreed in writing by the Local Planning Authority prior to occupation. The development shall be carried out in accordance with the approved details.

Reasons:

1, 2, 3. To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.

4. To control the size of the building in accordance with the requirements of policy LU08 of the Ceredigion Local Development Plan.

5. To ensure compliance with European Protected Species legislation in line with TAN 5.

6. To avoid adverse effects on protected species (breeding birds) in line with TAN 5.

7. To protect trees and hedges in line with LDP policy DM20.

8. To avoid adverse effects on European protected species (bats) in line with TAN 5.

9. To enhance biodiversity in line with LDP policies DM06, DM14 and DM15.

NOTES TO APPLICANT:

Public footpath 15/4 lies to the north of the proposed development. It is essential that the path is open and accessible at all times, both during the construction process and thereafter.

Date: 06 December 2016

Neuadd Cyngor Ceredigion,
Penmorfa, Aberaeron, Ceredigion,
SA46 0PA

Huw Williams
Pennaeth y Gwasanaethau Ffordd o Fyw
Head of Lifestyle Services

The development plan covering Ceredigion is the Local Development Plan 2007 – 2022 (LDP). The following LDP policies were relevant to the consideration of this application.

DM06	High Quality Design and Placemaking
DM10	Design and Landscaping
DM14	Nature Conservation and Ecological Connectivity
DM15	Local Biodiversity Conservation
LU08	Replacement of Existing Dwellings
S01	Sustainable Growth
S04	Development in 'Linked Settlements and Other Locations'

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment byelaw, order or regulation.

Appeals to The National Assembly for Wales

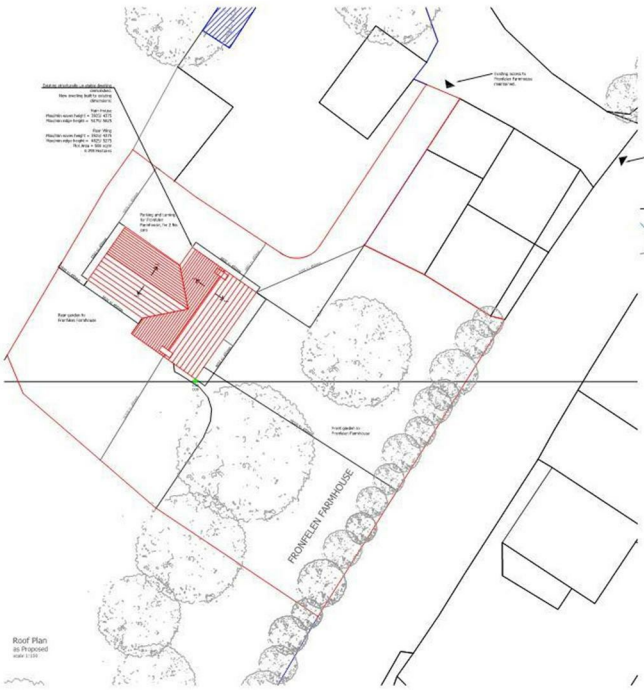
If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the National Assembly for Wales under section 78 of the Town and Country Planning Act 1990.
If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Cathays Park, Cardiff. CF1 3NQ.
The National Assembly for Wales can allow a longer period for giving notice of appeal, but it will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
The National Assembly for Wales need not consider an appeal if it seems to it that the local planning authority cound not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of the development order and to any other directions given under a development order.
In practice, the National Assembly for Wales does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by it.

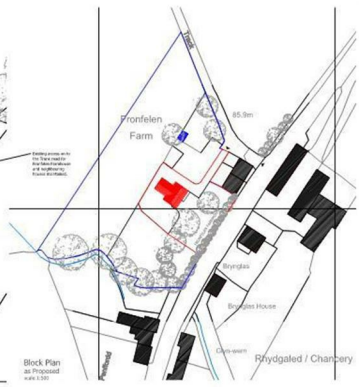
Purchase notices

If either the local planning authority or the National Assembly for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
In these circumstances, the owner may serve a purchase notice on the County Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.

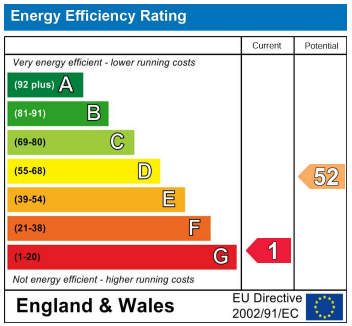
Compensation

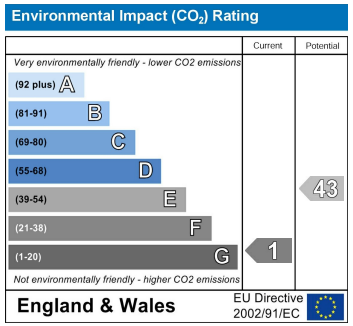
In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the National Assembly for Wales on appeal or on reference of the application to him.
These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.





Roof Plan and Block Plan
As Proposed





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