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## Ystrad Mart Site Felinfach, Lampeter, Ceredigion, SA48 7HL

**Price On Application**

An exciting development opportunity for purchasing a rural Aeron Valley development site with detailed planning consent for 5 dwellings. The vendor would consider expressions of interest in the whole or individual plots.
Popular location close to Aberaeron and Lampeter.

## Location

Attractively located in the mid reaches of the Aeron Valley on the outskirts of the popular rural village of Felinfach offering an excellent range of everyday facilities including shops, public house, post office, primary school and centres of employment only some 6 miles form the Georgian harbour and coastal town of Aberaeron being a destination town on the heritage coastline and also convenient to the towns of Lampeter, Aberystwyth to the North and Carmarthen to the South. The property is in an elevated location with an attractive outlook over the Aeron Valley and to open fields to the rear.

## Description

An exciting opportunity to purchase a rural development site with planning consent for 5 dwellings with 3 open market detached dwelling and 2 semi detached dwellings categorised as affordable homes. The planning permission was granted in 2013 under application number A130477 with we are informed works having commenced to cement that planning permission. The site is attractively laid out with an internal private access road.

## Plot 1

Comprises of a detached property with 4 bedroom, 2 bathroom accommodation together with integral garage.

## Plot 2 & 3

Comprise a pair of semi-detached properties classified as affordable homes offering 3 bedroom properties.

## Plot 4

Comprises a detached dwelling offering 4 bedroom, 2 bathroom accommodation with integral garage.

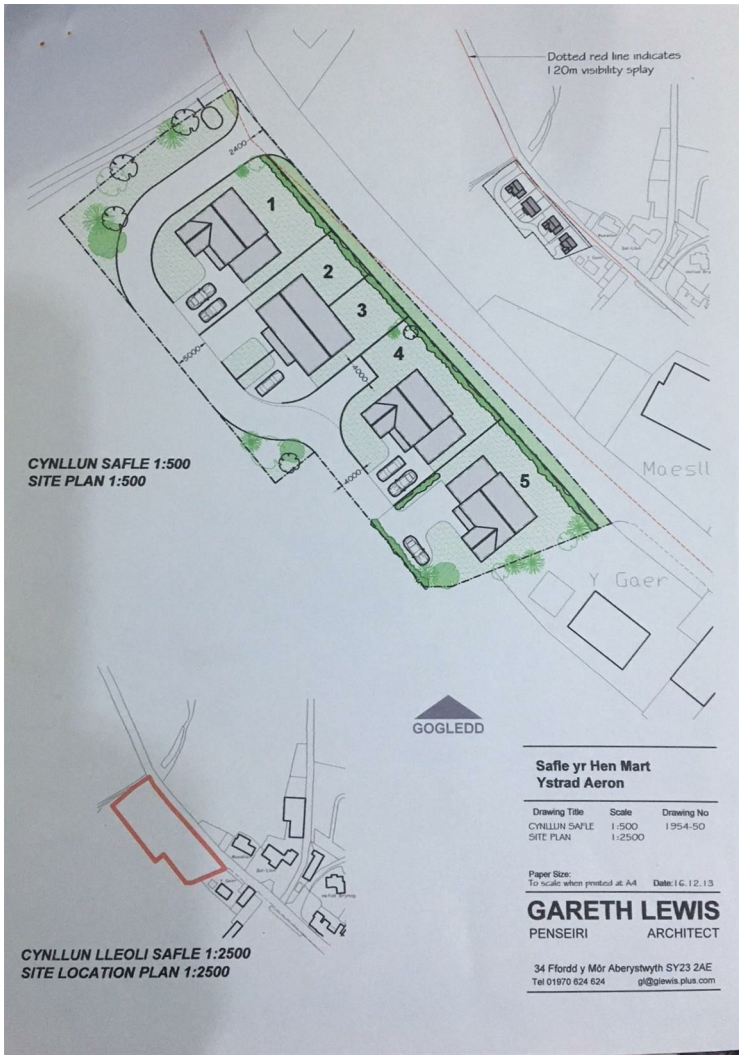
## Plot 5

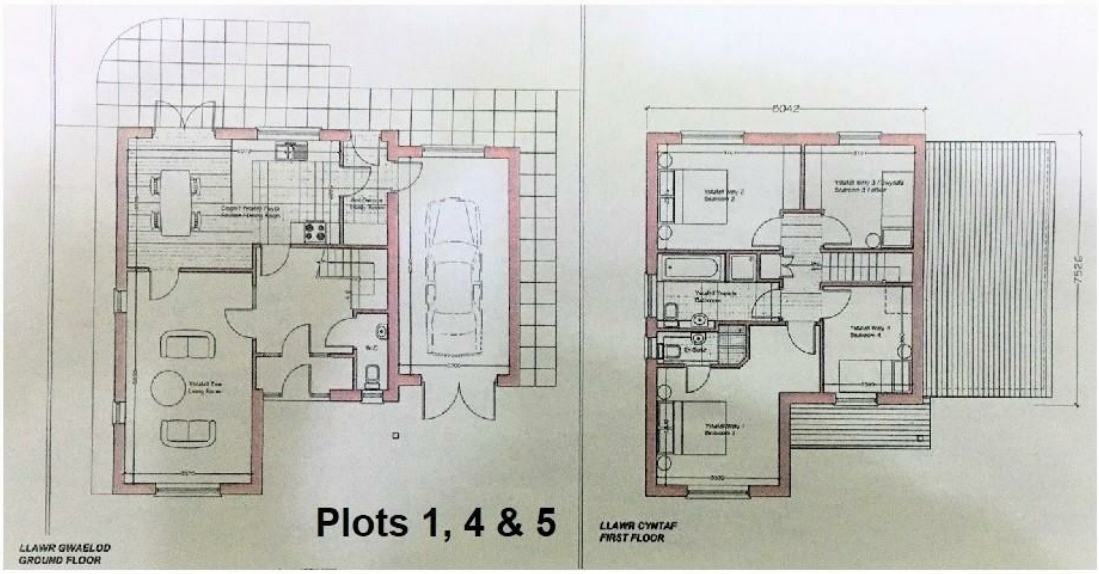
Offers a detached property 4 bedroom, 2 bathroom accommodation with integral garage. This is the corner plot being the most private of the whole development

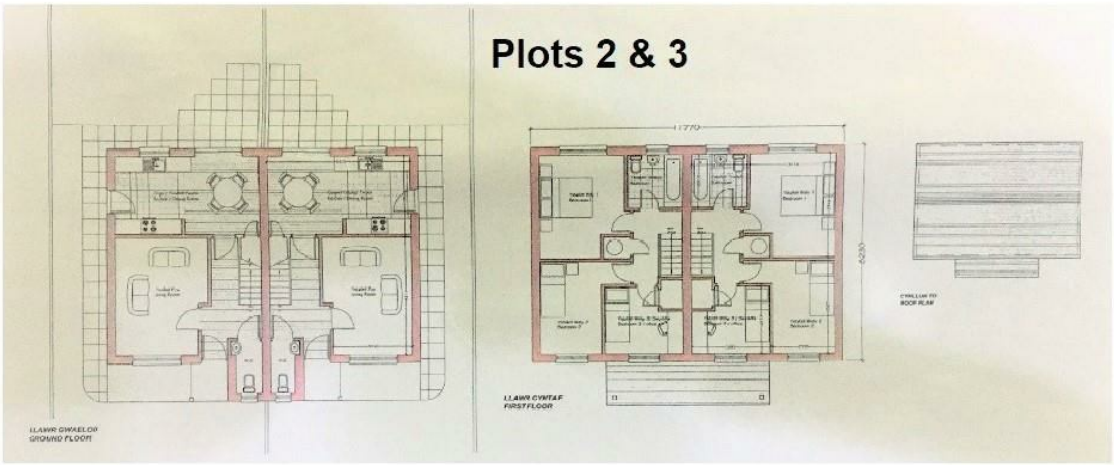
### Services

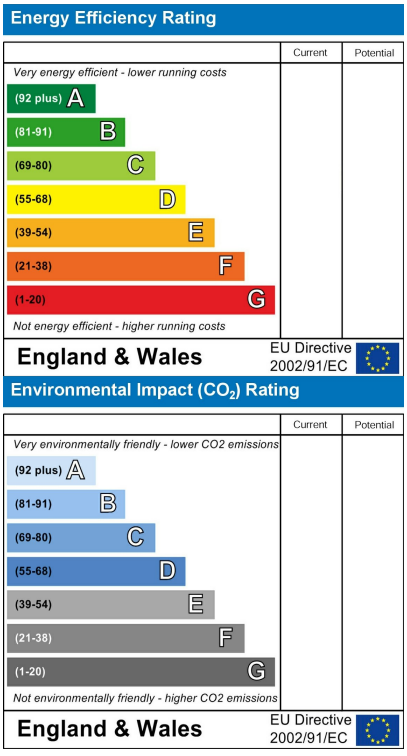
We understand that the mains electricity and mains water are available subject to connection charges in close proximity. We are informed that the current owners of the site have had approval for the provision of private drainage systems to service the properties together with having the necessary water discharge exemptions.
Further details from the selling agents.

### Site Plan









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