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A most conveniently situated **FREEHOLD RESIDENTIAL DEVELOPMENT SITE** having the benefit of **Outline Planning Permission** for the siting of **4 DETACHED DWELLING HOUSES** situate occupying a site with an **overall area amounting to approximately 0.85 of an Acre (0.345ha)** being located set back off and above the road overlooking 'Heol Cwmmawr/Heol Cwmbach' and the hamlet of Cwmmawr within **walking distance** of the centre of Drefach that offers a thriving Primary School and Petrol Filling Station/Mini Market/Sub Post Office approximately **3 miles of Cross Hands** and the A48 dual carriageway, some **9 miles south-east of the County and Market town of Carmarthen** and approximately **8 miles of the town of Llanelli**.

**Development Site at
Heol Cwmbach, Drefach,
Llanelli, SA14 7AB**

**£130,000 OIRO
FREEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

The site is located fronting onto 'Heol Cwmbach/Heol Cwmmawr' that leads from Drefach to Tumble within walking distance of Drefach County Primary School and the Petrol Filling Station/Mini Market/Sub Post Office at Drefach that are approximately half a mile distant. The site enjoys ease of access to the A48 dual carriageway and Business Park at Cross Hands (**3 miles**) with the **M4 Motorway being some 7 miles** distant and the towns of **Carmarthen and Llanelli being 9 and 8 miles distant respectively.**

SITE DIMENSIONS: - **Overall Site Area 3450 Sq. M (0.345ha) - 0.85 of an Acre.**

Frontage to Heol Cwmbach/Heol Cwmmawr: - Approx. 200Ft. **Average Depth:** - 165Ft. **Average Width through the middle of the site:** - 235Ft.

All dimensions mentioned in these particulars are approximate having been taken from the Architect/Planning Consultants Drawings supplied to the Vendors and therefore prospective purchasers should satisfy themselves as to the accuracy of the same prior to agreeing to purchase the land.

PLEASE NOTE that rear north-western boundary of the development land is located **approximately 8m off the rear elevation wall of the dwelling known as 'Ynysdawela'.**

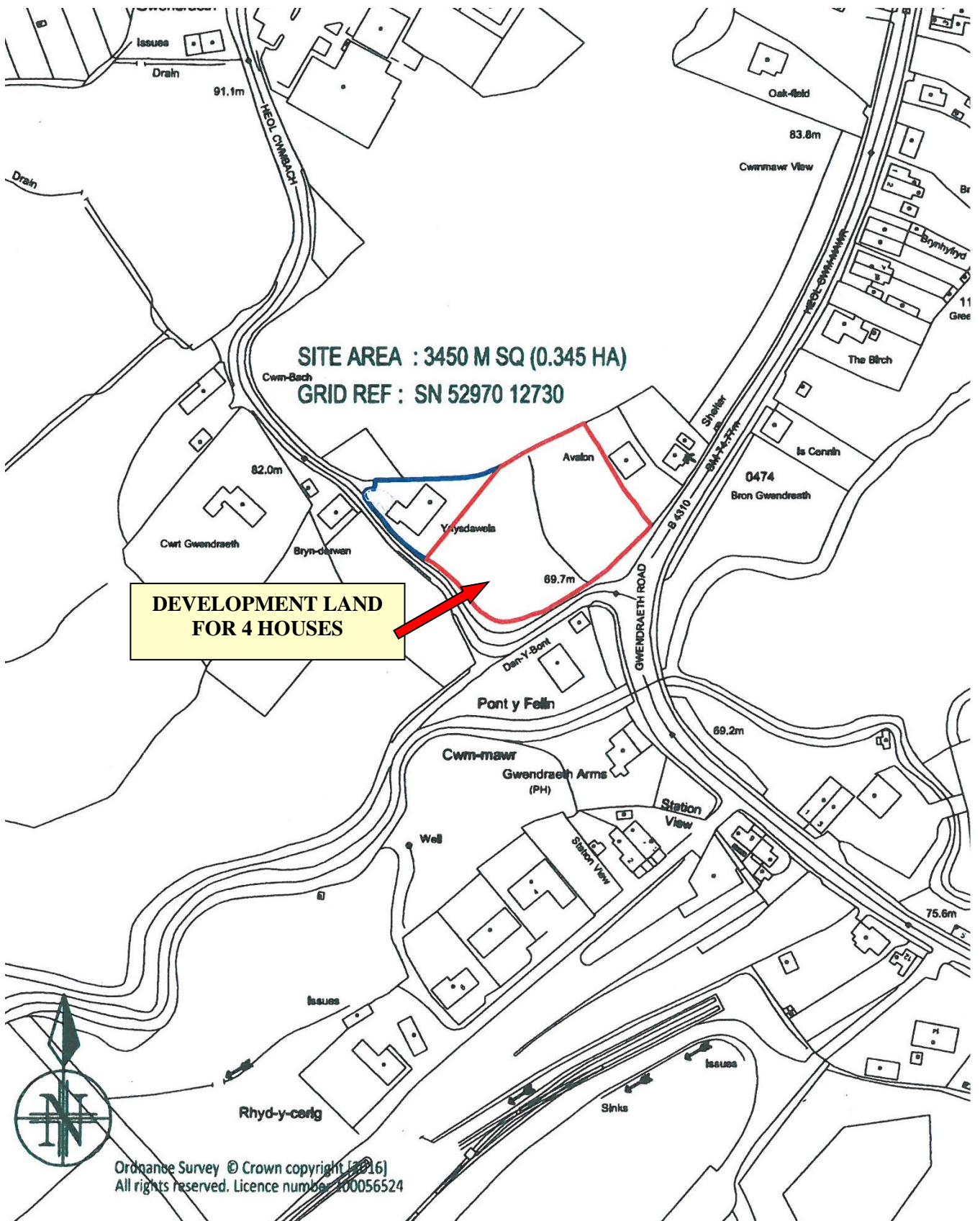
PLANNING PERMISSION: - Outline Planning Permission for the siting of a 4 No. Detached Dwelling Houses was granted on the **29th June 2017 under Planning Reference No W/34603.** A copy of the planning permission is obtainable from the Agents Offices or by visiting www.carmarthenshire.gov.uk and by searching Planning Applications under the Planning Portal and inserting the Application No - **W/34603.**

NOTE – A variation of condition No 1 to **extend the period of validity for the submission of Reserved Matters by a further 3 years** and **Condition No 4** (Approved plans) was **granted on the 12th May 2021.**

COAL MINING RISK ASSESSMENT – In accordance with the updated Planning Permission a **borehole site investigation** has been carried out that states there is no risk to the proposed development from the mining history of the area. **A copy of the report is available of the selling agents.**

NOTE: The Planning Consent is subject to a unilateral undertaking between the Landowner and Carmarthenshire County Council to give effect to a commitment for a financial contribution which equates to **£40.48p per Square Metre of internal floor space towards the provision of affordable housing** in accordance with Policy AH1 of the Carmarthenshire LDP.



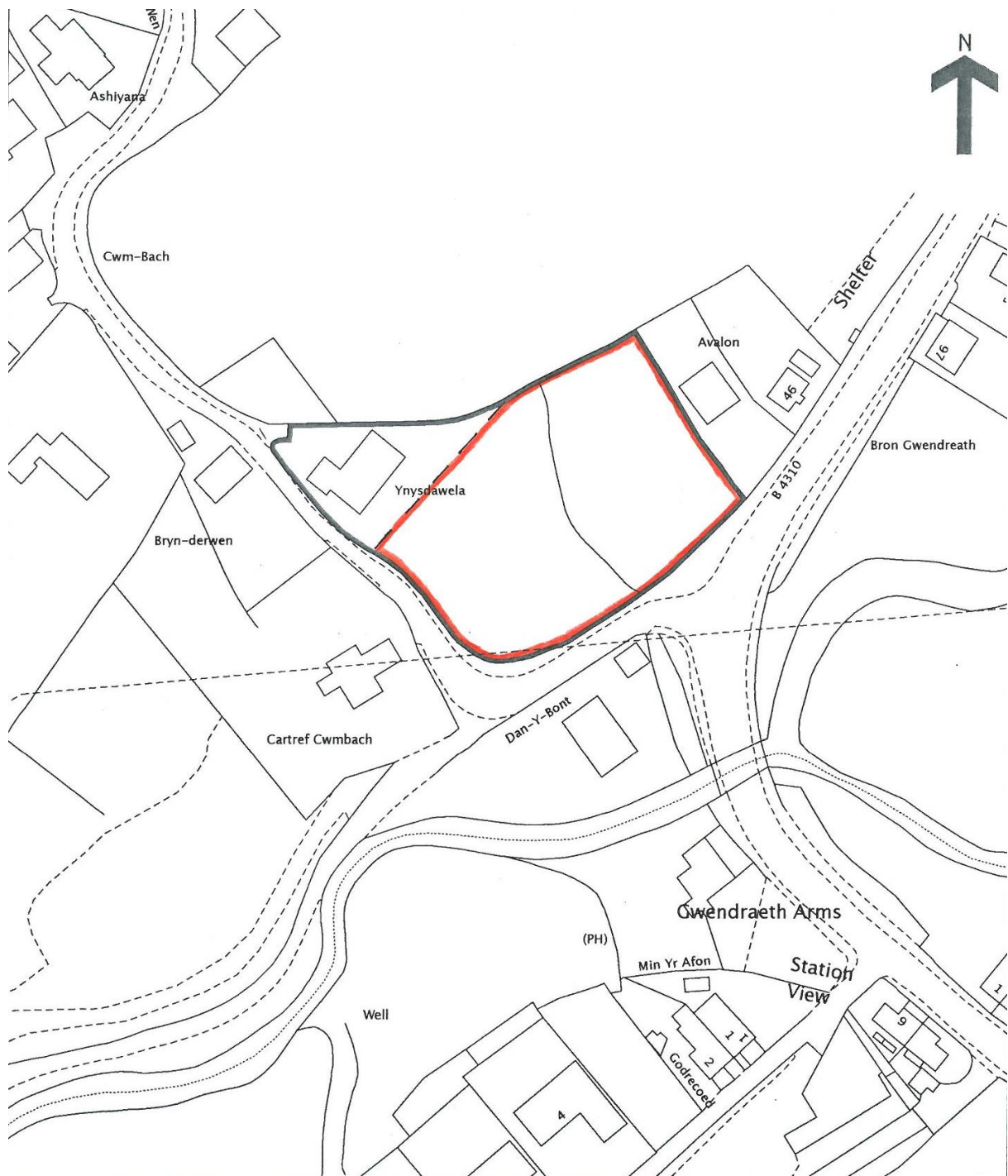


NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

SERVICES:- Mains electricity, water and drainage are available. *Prospective purchasers must satisfy themselves as to the cost and availability of connecting to any services prior to submitting an offer for the Site.*

LOCAL AUTHORITY:- Carmarthenshire County Council County Hall Carmarthen.

ANY MAP EXTRACTS/PLANS USED ON THESE DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES ONLY.



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DIRECTIONS: - Upon entering Drefach from the **Carmarthen/Llanddarog/Porthyrhyd** direction travel **past** the Petrol Filling Station/Shop/Sub Post Office and **turn right** for **Tumble/B4310/Pontyberem** - signposted - into '**Heol Cwmmawr**'. Travel **past** the bus stop over the 'Sleeping Police Man' and at the mini roundabout travel **straight across** travelling along 'Heol Cwmmawr' around the right hand bend and **past** the former 'Gwendraeth Valley Secondary School'. **Continue down the hill** and at the bottom of 'Heol Cwmmawr' just after the Sleeping Policemen the site will be found on the right hand side fronting onto the junction with 'Heol Cwmbach'.

Details amended – 10.03.20, 24.06.2021, 17.11.2022 and 21.03.23

VIEWING –
CALL ON SITE AT ANY REASONABLE TIME.

17.12.2018 - REF: - 5582