

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **FREEHOLD RESIDENTIAL DEVELOPMENT SITE.**
- **APPROXIMATELY 1.7 HECTARES OR THEREABOUTS (4.2 ACRES).**
- **OUTLINE PLANNING PERMISSION FOR THE SITING OF 29 DWELLINGS.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**
- **VIEWS OVER CARMARTHEN THE LOWER TOWY VALLEY AND BEYOND.**
- **JUST OFF THE TOWN CENTRE.**

**Residential Development
Site at Llest Y Bryn
Carmarthen, SA31 1GZ**

£550,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

naea | propertymark
PROTECTED

arla | propertymark
PROTECTED

The Property
Ombudsman

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.

A rare opportunity to acquire a **FREEHOLD RESIDENTIAL DEVELOPMENT SITE** within **walking distance** of the centre of the County and Market town of Carmarthen.

The site is approached via 'Capel Evan Road' and 'Lluest Y Bryn' and we are informed that the site amounts to approximately 1.70 hectares (4.2 acres) and is bounded on its northern side by 'Springfield Road'.

PLANNING PERMISSION: Outline Planning Permission under Reference No: **W/35903** has been granted on **13th May 2019 for the siting of 29 Units. All matters are Reserved** and applicants are advised that the Planning Permission that has been granted is subject to the applicant/developer entering into a Section 106 Agreement for a contribution towards Community Benefits in relation to:-

1. Provision of 30% of the units at the site are Affordable Housing.
2. A financial contribution towards Education in accordance with the formula given in the Planning Obligations SPG. A copy of the Outline Planning Permission is obtainable in the Agents Offices.

All dimensions mentioned on these particulars are approximate having been taken from the Architects Drawings and therefore prospective purchasers should satisfy themselves as to the accuracy of the same prior to agreeing to purchase the land.

Prospective purchasers must satisfy themselves as to the cost and availability of connecting to any services prior to submitting an offer for the land.

PUBLIC FOOTPATH - Applicants should note that a Public Footpath passes through the site towards 'Springfield Road'.





DIRECTIONS: - The land is located travelling **from Carmarthen town centre** by travelling along 'Richmond Terrace' and by **turning left into 'Capel Evan Road'**. Continue up 'Capel Evan Road' **past** the right hand turnings for 'Park Hall' and 'Belvedere Avenue' and on the **right hand bend turn left into 'Lluest Y Bryn'**. Continue to the top of 'Lluest Y Bryn' and the land will be found in front of you.

SERVICES: - Mains electricity, water, drainage and gas are available.

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen. Tel. No: 01267 - 234567.

AGENTS NOTE: - Any map extracts/plans used on these details are for identification purposes only and are not an indication of the actual surroundings that may have changed since the maps were printed/prepared.



INDICATIVE SITE LAYOUT

NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



© Getmapping plc 2019. Plotted Scale: 1:2500

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents. Details amended 19.07.21, 17.09.2021, 29.01.22

02.06.2019 - REF: 5697