

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT.**
- **EDGE OF RURAL VILLAGE OF LLANPUMSAINT BORDERING THE COUNTRYSIDE.**
- **SPLIT-LEVEL SITE BOUNDED AT REAR BY NANT ALLTWALIS.**
- **THE DEVELOPMENT OF THE PLOT IS SUBJECT TO A UNILATERAL UNDERTAKING.**
- **OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF A DOUBLE STOREY DWELLING.**
- **APPROX. PLOT DIMENSIONS: - FRONTAGE 100ft. (30.48m). AVERAGE OVERALL DEPTH 165ft. (50.29m).**
- **AMIDST GWILI RIVER VALLEY.**
- **7 MILES NORTH OF CARMARTHEN.**

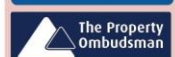
**Building Plot Adjoining
Pandy, Llanpumsaint,
Carmarthen SA33 6DA**

£140,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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.

An individual **FREEHOLD RESIDENTIAL BUILDING PLOT** having the benefit of **Outline Planning Permission for the siting of a double storey dwelling** situated fronting on to a Class III Council maintained road on the **periphery of the rural village community of Llanpumsaint** that offers a Primary School and which in turn is located amidst the **beautiful Gwili river valley** within **1.5 miles of the Cardigan to Lampeter A485 trunk road at Llanllawddog**, is within **3.5 miles of the Carmarthen to Cardigan A484 trunk road at Esgair and village of Cynwyl Elfed** where there is a Village Shop/Sub Post Office, is located some **4.5 miles north** of the village community of **Bronwydd Arms** and is situated some **7 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. **Glangwili General Hospital is approximately 6 miles away with Carmarthen Golf Club being 6.5 miles distant.**

Applicants may be interested to note that the site of the former Melin y Pandy (Fulling Mill) forms part of the site.

SITE DIMENSIONS: - Frontage 100ft. (30.48m). Overall average depth 165ft. (50.29m). Area of plot to be developed 100ft x 95ft.

PLANNING PERMISSION: - Outline Planning Permission under Reference No **PL/04281** was granted on the **20th December 2022** for the siting of a double storey dwelling.

A copy of the relevant permission is obtainable of the Agents Offices or alternatively interested applicants may view the Planning Permission favour of the site by visiting www.carmarthenshire.gov.uk and by accessing the Planning Portal Section and entering the planning reference number above.

UNILATERAL UNDERTAKING: - There is a **planning obligation** by way of a Unilateral Undertaking under Section 106 of the Town & Country Planning Act 1990 (as amended) in connection with affordable housing commuted sum payments which would be based upon **£66.71p per square metre** measured **internally** towards the **provision of affordable housing** in accordance with both the local development plan and the supplementary planning guidance. *The copy of the Unilateral Undertaking is available of the Agents Offices.*

RESTRICTIVE COVENANT: - Applicants should note that a Restrictive Covenant will be imposed upon the sale of this plot to the effect that only **one residential dwelling unit** can be constructed upon the same. In addition, **no permanent structure** can be built within **six metres of the right hand side north eastern boundary hedge/fence belonging to the retained property.**

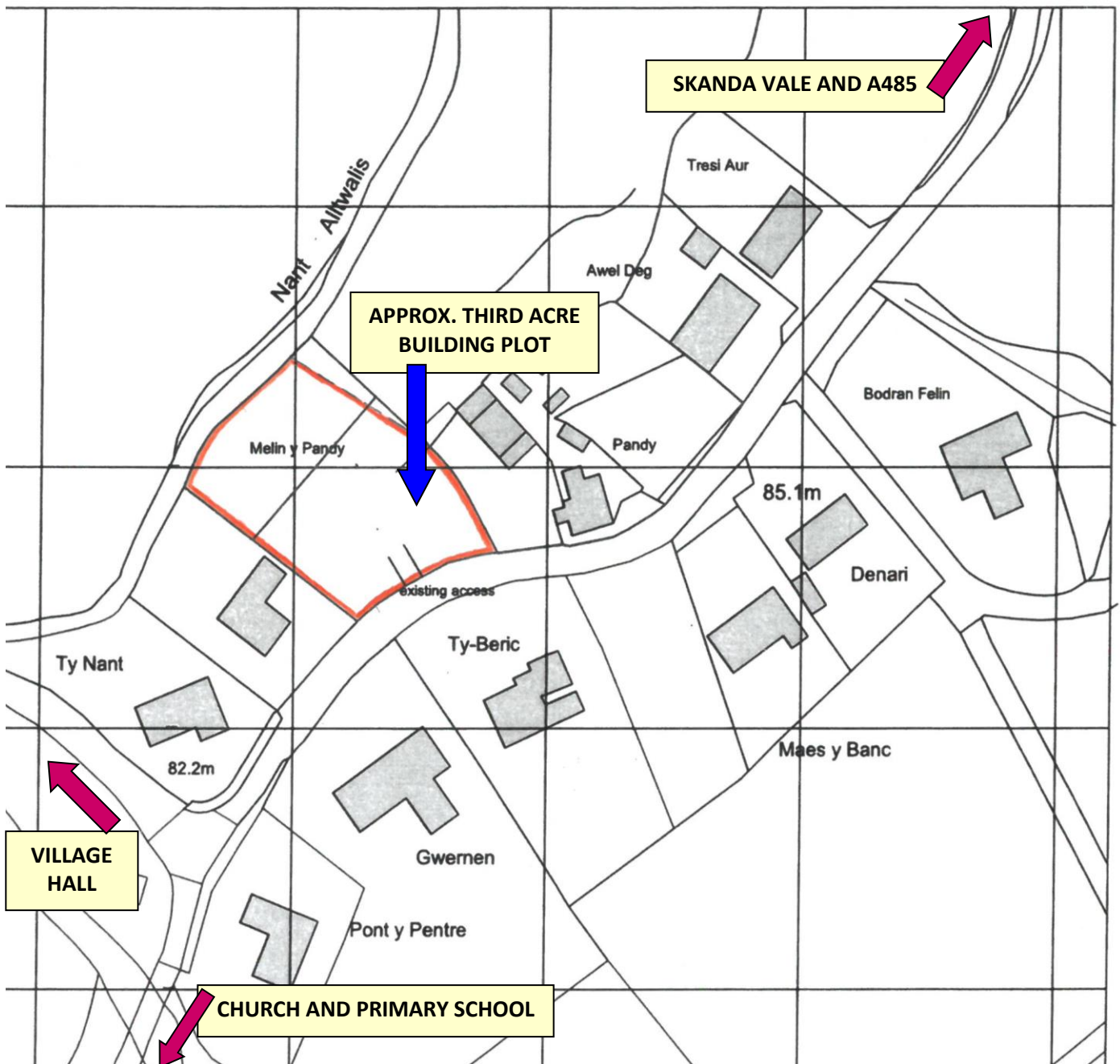
SERVICES: - Mains electricity, water and drainage are available. **Prospective purchasers** must satisfy themselves as to the **cost and availability** of connecting to any services prior to submitting an offer for the property. Telephone subject to BT Regs.

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

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

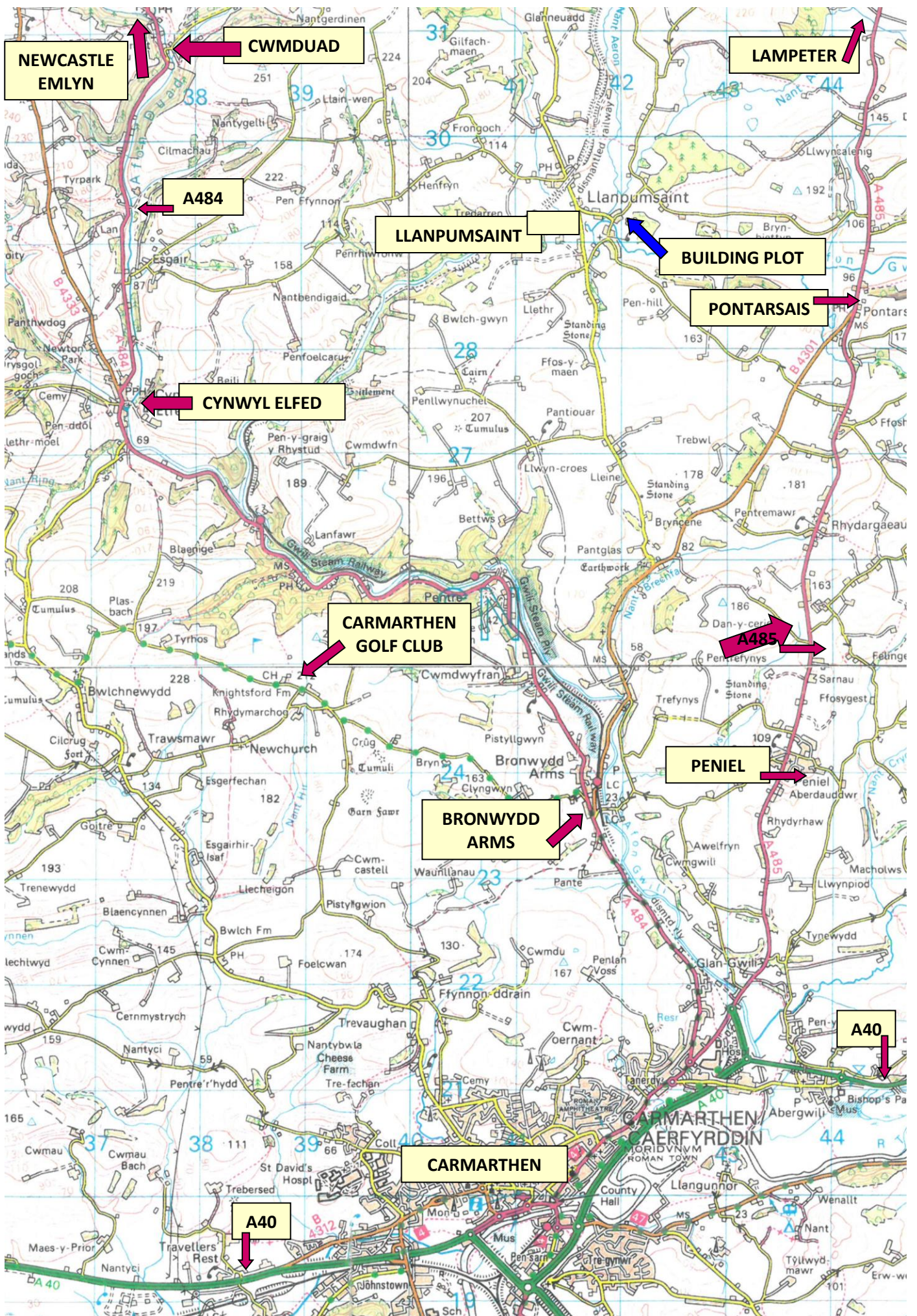






THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From **Carmarthen** take the **A484 Cardigan/Newcastle Emlyn Road north** and at the village of **Bronwydd Arms turn right for Llanpumsaint (signposted)**. Continue **through** Bronwydd Arms over the **railway crossing, hump-back bridge, passing the 'Hollybrook Inn' Public House and Church and turn next left for Llanpumsaint (signposted)**. **Travel for a further 2 miles approx. into the village of Llanpumsaint continuing past the turning for the Primary School and continue over the hump-back bridge and turn next right.** Travel **past the Recreational Ground and Village Hall to the 'T' junction and turn left for Alltwalis/Skanda Vale.** Travel for **approximately one hundred yards (30m)** and the plot will be found on the **left hand side between the second and third houses.**
ALTERNATIVELY, the plot may be approached from the A485 'Lampeter Road' coming from the Carmarthen direction by turning **left just after Pontarsais opposite the turning for Llanllawddog for Llanpumsaint/Skanda Vale.**



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

25.03.2024 - REF: 6786