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- **FREEHOLD INDIVIDUAL RESIDENTIAL DEVELOPMENT SITE.**
- **PERMISSION GRANTED FOR THE DEMOLITION OF A BUILDING IN A CONSERVATION AREA.**
- **9 MILES SOUTH WEST OF CARMARTHEN.**
- **FULL PLANNING PERMISSION FOR THE SITING OF A 3 BEDROOMED DETACHED HOUSE.**
- **CLOSE TO VILLAGE SHOP AND PUBLIC HOUSES.**
- **WALKING DISTANCE SANDY BEACH.**
- **WALKING DISTANCE LLANSTEFFAN CASTLE.**

**The Old Church Hall**  
High Street  
Llansteffan SA33 5JZ

**£125,000** OIRO  
FREEHOLD

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

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

naei | propertymark  
PROTECTED

arta | propertymark  
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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 most conveniently situated individual **FREEHOLD RESIDENTIAL DEVELOPMENT SITE** having the benefit of **Full Planning Permission for the siting of a 3 bedroomed detached house and Permission granted for the 'Demolition of an existing structure in a Conservation Area'** situated fronting on to 'High Street' at the centre of the popular estuarial village of Llansteffan that is renowned for its Castle being located within close proximity of the village shop and Public Houses, is within walking distance of **Llansteffan Castle, the Primary School and sandy beach** and which in turn is located some **9 miles south west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

**PLANNING PERMISSION:** - Permission was granted on the **6<sup>th</sup> December 2021** for the **demolition of the existing structure that is located within a conservation area** and which will expire on the **5<sup>th</sup> December 2026** under **planning reference No PL/02075**. **Full Planning Permission** was also granted on the **6<sup>th</sup> December 2021** for the siting of a **3 bedroomed detached house in place of the existing structure** under **planning reference No PL/02032** and which similarly will expire on the **5<sup>th</sup> December 2026**. A copy of the relevant permissions is obtainable of the Agents offices or **alternatively**, interested applicants may view the planning permission in favour of the site by visiting [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk) and by accessing the planning portal section and entering the planning reference numbers mentioned above.

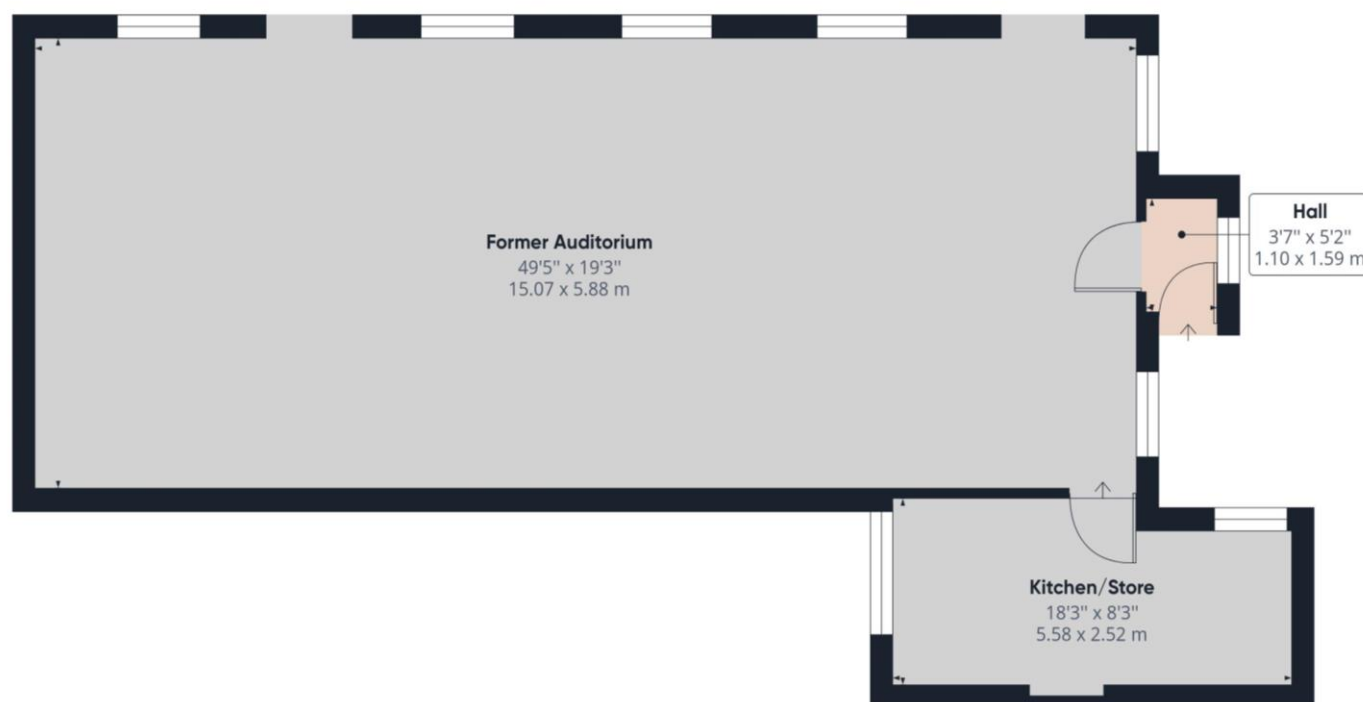
**AFFORDABLE HOUSING PROVISION CONTRIBUTION:** - Note 3 of Planning Application No PL/02032 advises applicants that the planning permission is **subject to a Unilateral Undertaking** requiring the payment of a **financial contribution of £7,370.01p towards the provision of affordable housing**.

**ENERGY EFFICIENCY RATING:** - Exempt.

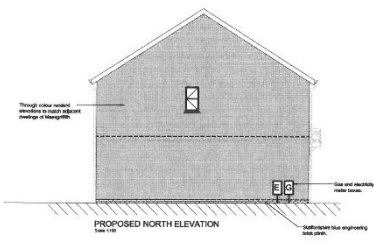
**SERVICES:** - Mains electricity, water and drainage are available. **Prospective purchasers must satisfy themselves as to the cost and availability of connecting to any services prior to submitting an offer for the property.** Telephone subject to BT regs.

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

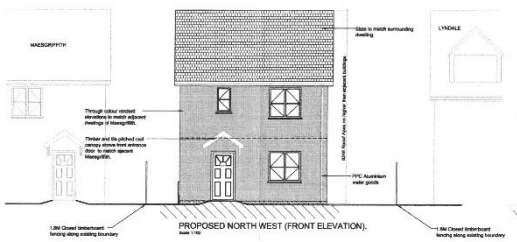
**AGENTS NOTE:** - Any map extracts/plans used on these details are for **identification purposes only** and are not an indication of the actual surroundings which may have changed since the maps were printed/produced.



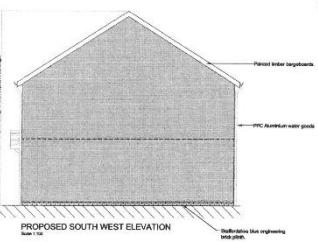




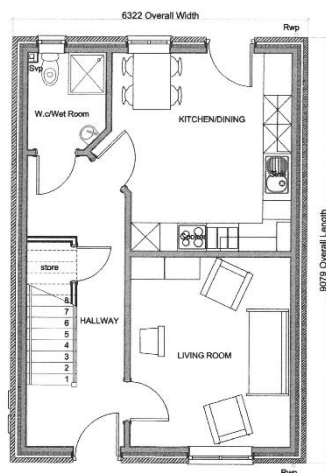
PROPOSED NORTH ELEVATION  
Scale 1:10



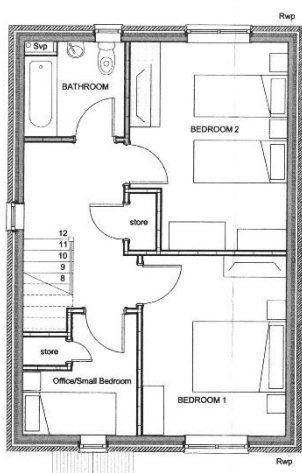
PROPOSED NORTH WEST (FRONT ELEVATION)  
Scale 1:10



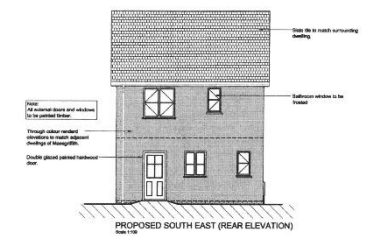
PROPOSED SOUTH WEST ELEVATION  
Scale 1:10



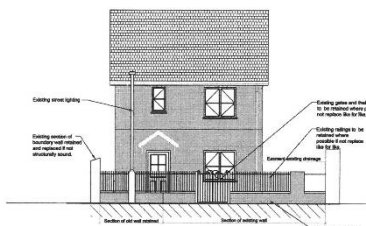
PROPOSED GROUND FLOOR PLAN  
Scale 1:50



PROPOSED FIRST FLOOR PLAN  
Scale 1:50



PROPOSED SOUTH EAST (REAR ELEVATION)  
Scale 1:10

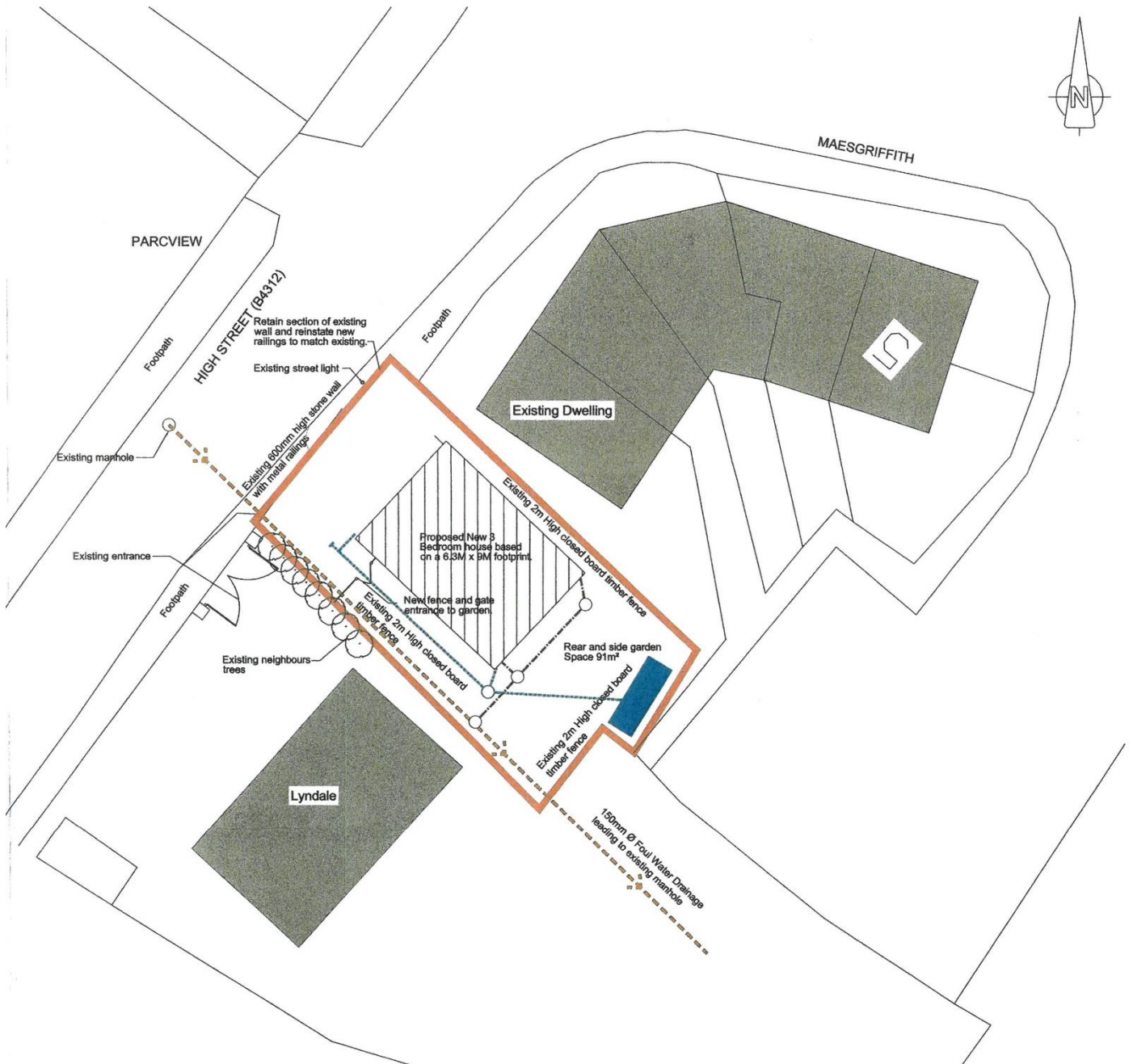


PROPOSED NORTH WEST SHOWING WALL AND FENCE (FRONT ELEVATION)  
Scale 1:10

Drawing: Full application for the conversion of the site off High Llanstowffan  
 Title: Proposed House Elevations  
 Client: Mrs M. Evans  
 Drawing No: PL-03  
 Scale: 1:500 GA2

**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

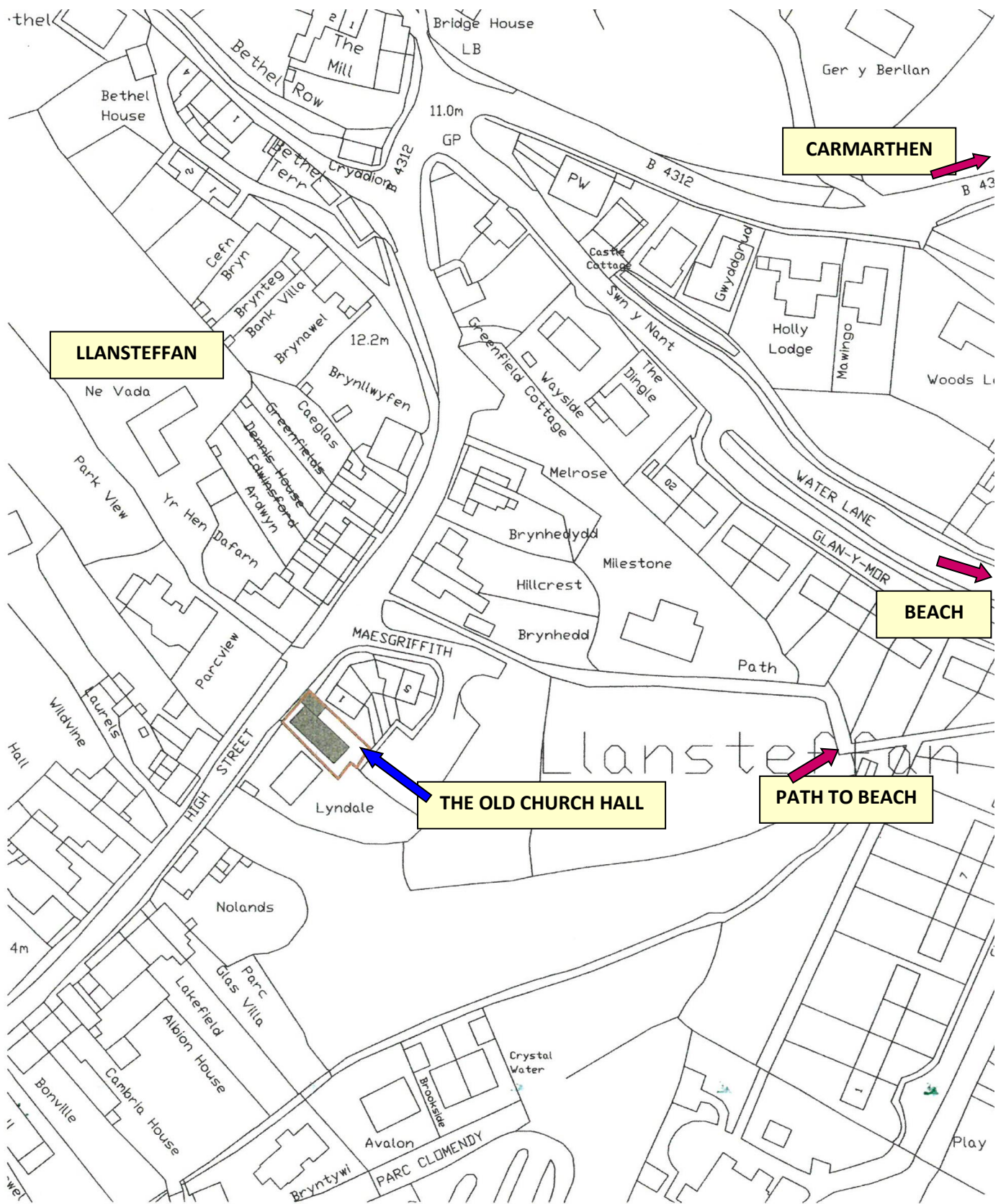




**PROPOSED BLOCK PLAN**

**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**





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

**DIRECTIONS:** - The property is located in the **centre of Llansteffan** adjacent to 'Maes Griffith' **opposite** 'Park View' and **just before and opposite the village shop** within close proximity of a footpath that leads down to 'The Green'/foreshore.

**VIEWING**  
 Strictly by appointment with Gerald R Vaughan Estate Agents

29.06.2023 - REF: 6617