

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **FREEHOLD RESIDENTIAL BUILDING PLOT.**
- **RURAL VILLAGE AMIDST THE COUNTRYSIDE.**
- **3.3 MILES TEIFI VALLEY TOWN OF NEWCASTLE EMLYN.**
- **12 MILES CARDIGAN.**
- **FULL PLANNING PERMISSION FOR THE SITING OF A PAIR OF 3 BEDROOMED SEMI-DETACHED HOUSES.**
- **SITE DIMENSIONS: - FRONTAGE - 20.5M. MAXIMUM DEPTH - 26.2M.**
- **11.5 MILES LLANDYSUL.**
- **16 MILES NORTH OF CARMARTHEN.**

**Building plot adjoining
Mount Pleasant, Capel Iwan
Newcastle Emllyn SA38 9LT**

£80,000 OIRO
FREEHOLD

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

naea | propertymark
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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 **FREEHOLD RESIDENTIAL BUILDING PLOT** having the benefit of **FULL PLANNING PERMISSION** for the siting of a **PAIR of 3 BEDROOMED SEMI-DETACHED HOUSES** situated at the centre of the rural village community of Capel Iwan which in turn is located on the edge of the Cych river valley some **3.3 miles south** of the readily available facilities and services at the centre of the Teifi valley town of **Newcastle Emlyn**, is within **11.5 miles of Llandysul**, is within **12 miles of Cardigan** and the site is located some **16 miles north** of the County and Market town of **Carmarthen**. Capel Iwan enjoying **ease of access** to the beautiful and varied Ceredigion coastline and the Pembrokeshire Coast National Park.*

SITE DIMENSIONS: - Frontage - 20.5 Metres. Depth - 26.2 Metres.

PLANNING PERMISSION: - Full planning permission has been granted under **Reference Number PL/08450** for the siting of a pair of 3 bedroomed semi-detached houses. A copy of the relevant permissions are 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 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 and Country Planning Act 1990 (as amended) in connection with affordable housing commuted some payments in the total sum of **£13,902.81p**. 100% would be payable to the Local Authority **prior** to commencement of the development. A copy of the Unilateral Undertaking is available of the agents offices.

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 B.T. regs.

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

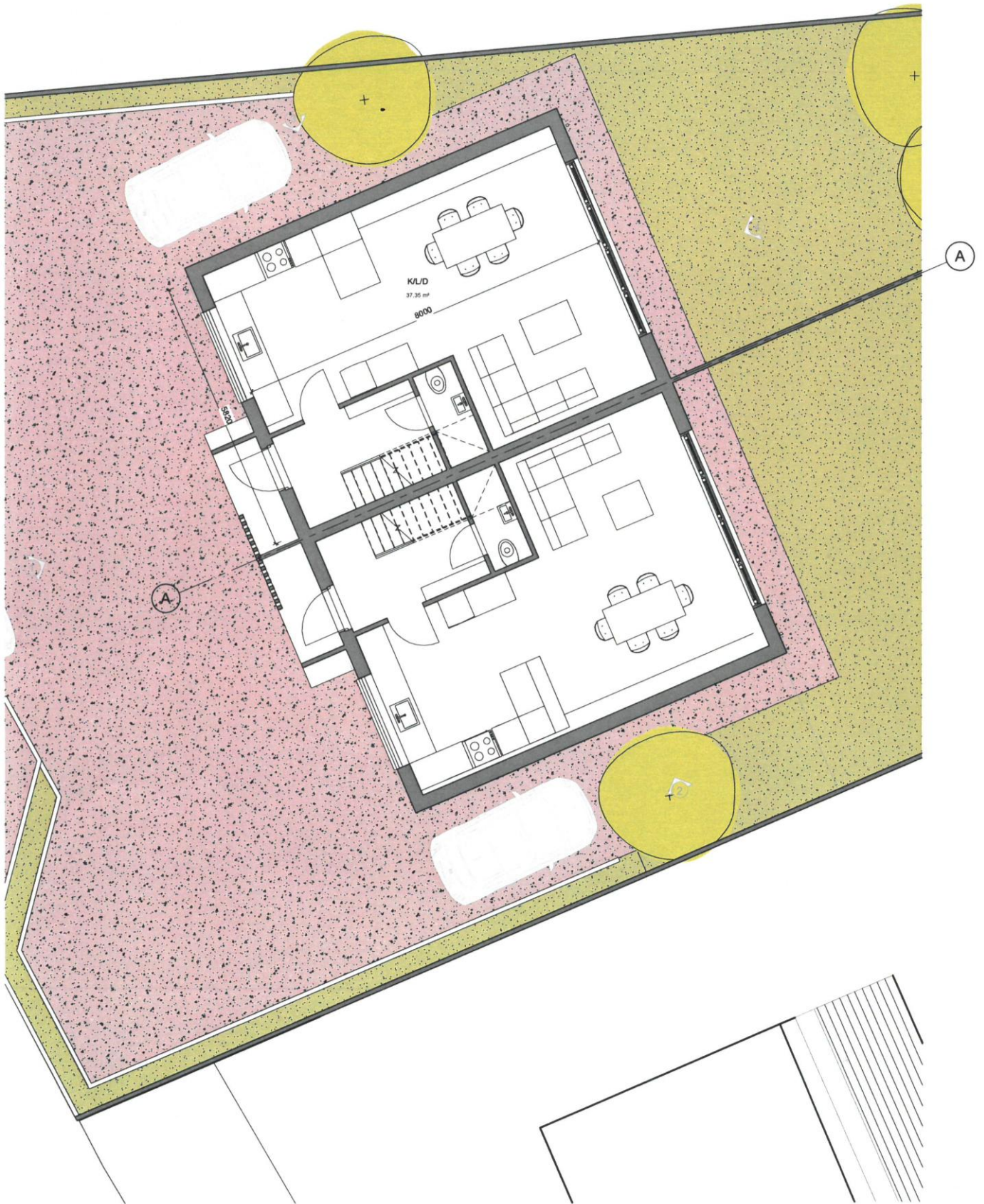




FRONT ELEVATION

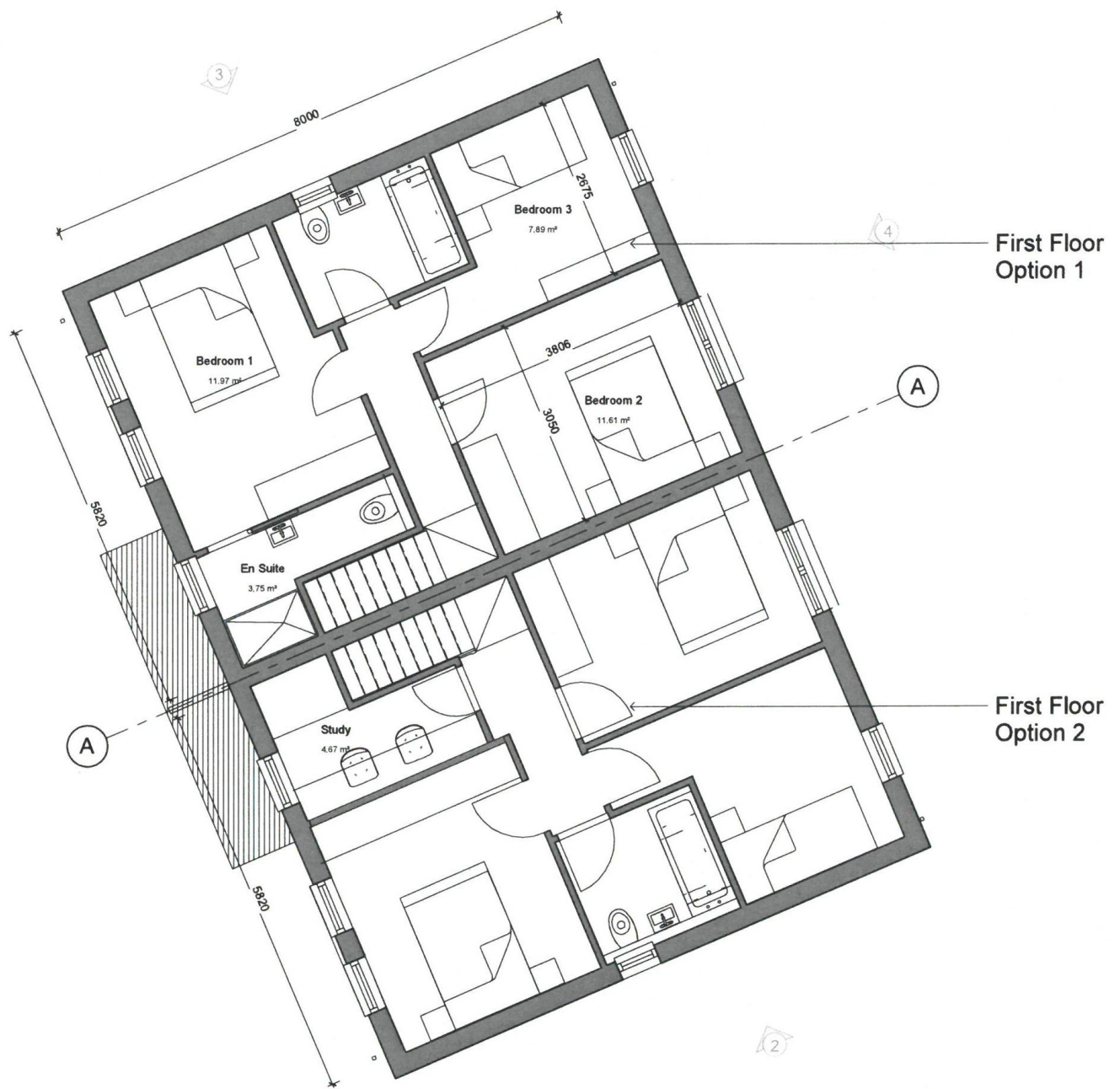


REAR ELEVATION



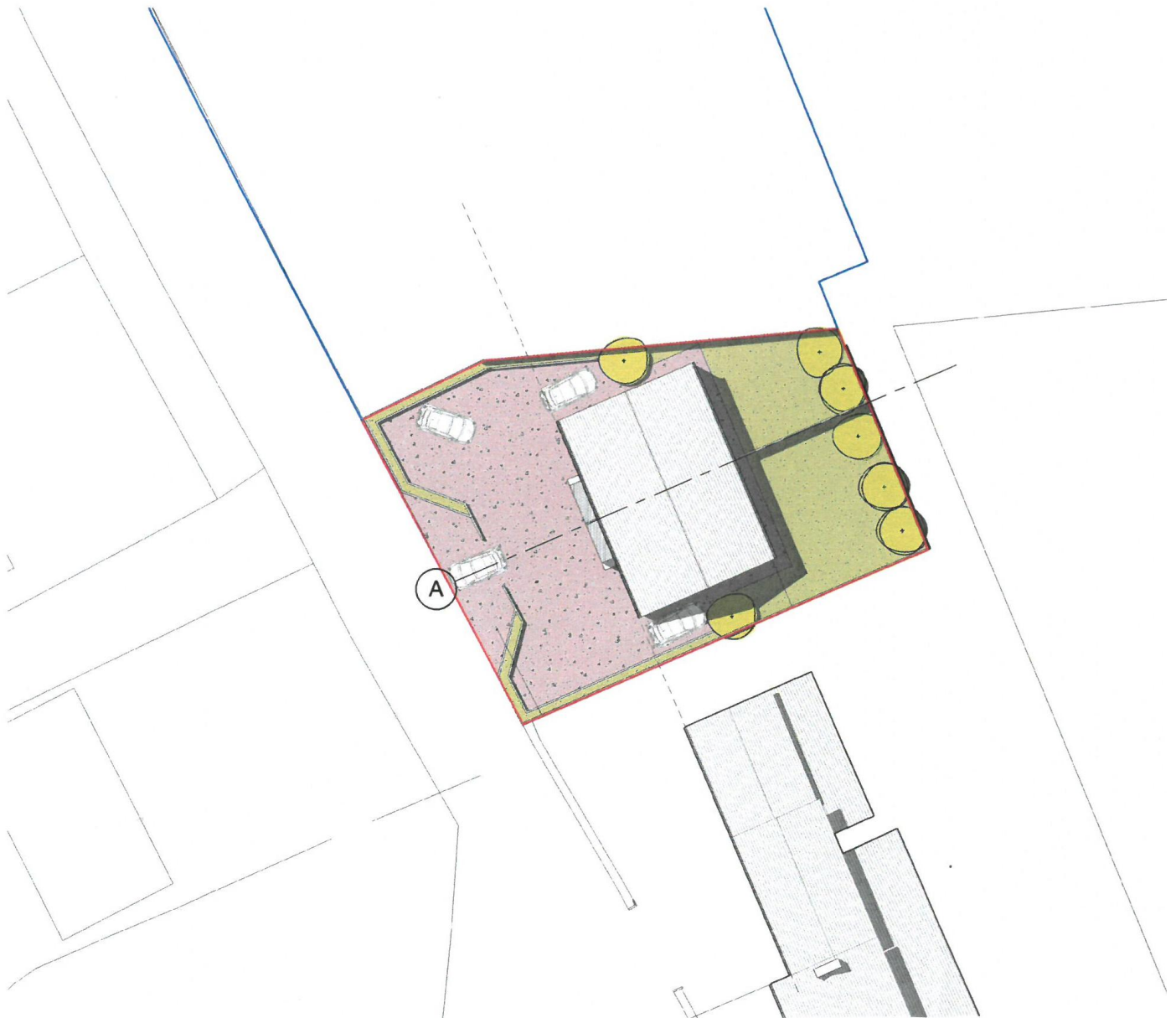
PROPOSED GROUND FLOOR

NOT TO SCALE AND PROVIDED FOR IDENTIFICATION PURPOSES ONLY



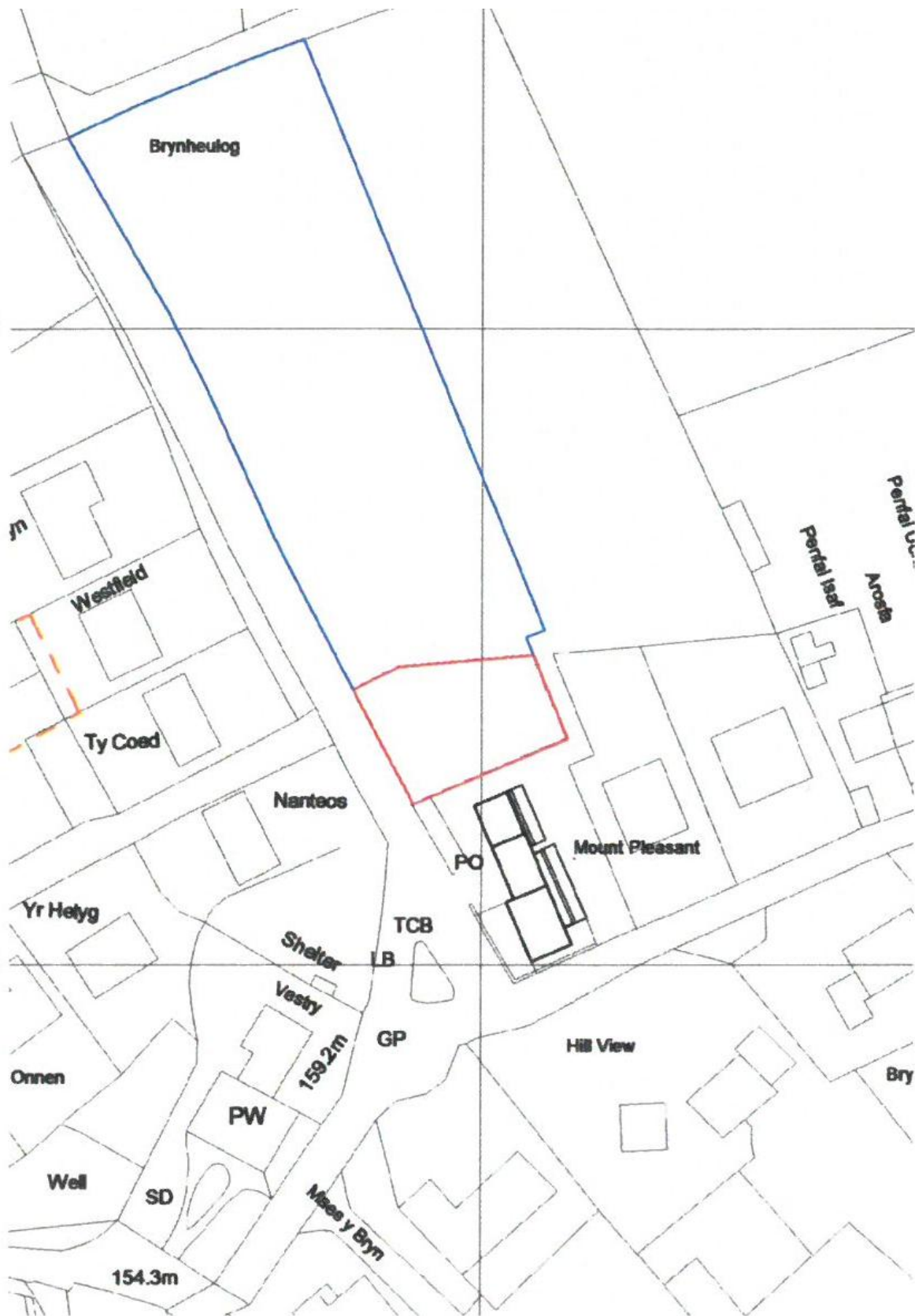
01 - First Floor Plan

NOT TO SCALE AND PROVIDED FOR IDENTIFICATION PURPOSES ONLY



PROPOSED BLOCK PLAN

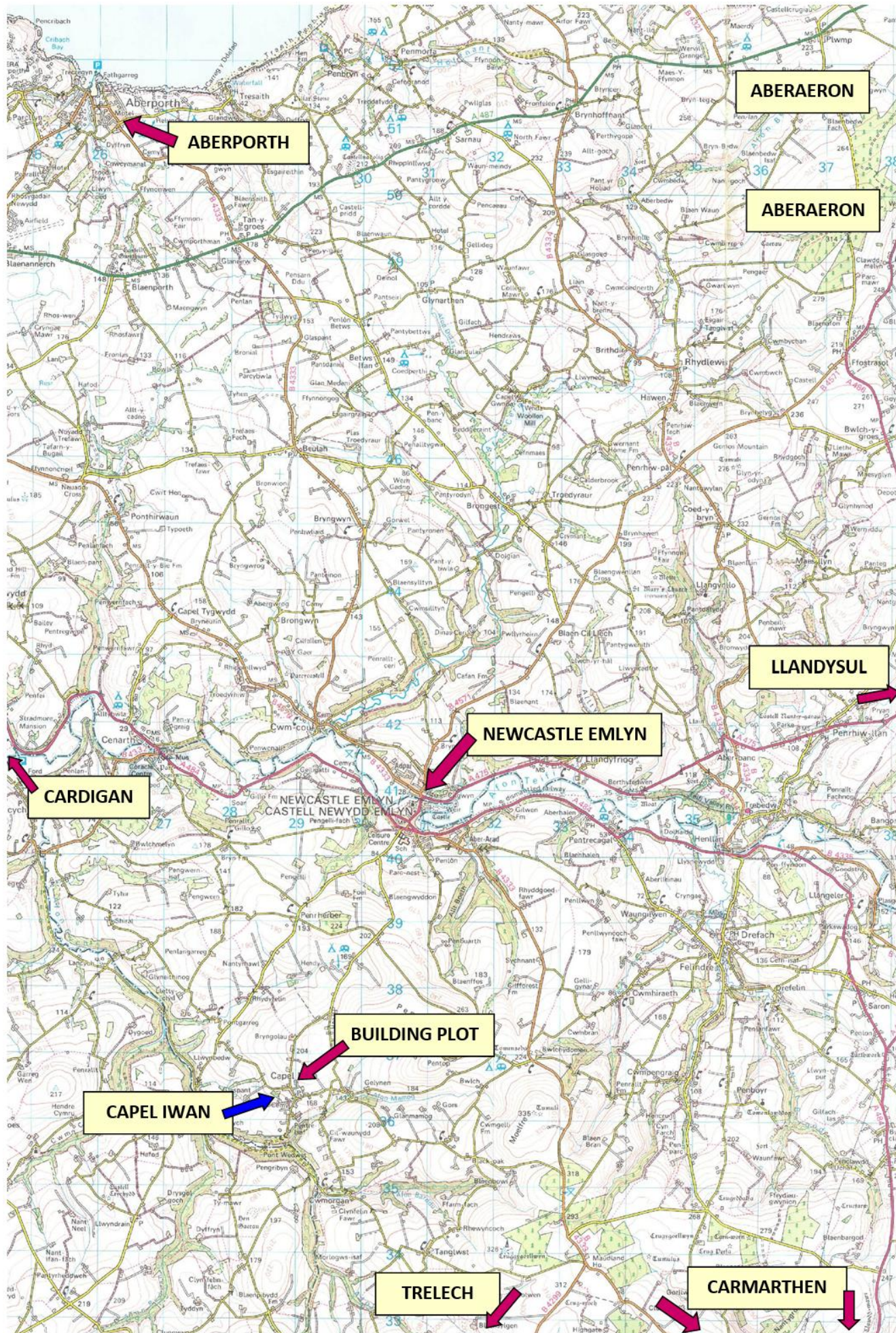
NOT TO SCALE AND PROVIDED FOR IDENTIFICATION PURPOSES ONLY



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DIRECTIONS: - The site can be found in the **centre** of the village of **Capel Iwan** fronting onto the **Newcastle Emlyn Road** out of the village **adjacent** to the **junction** in the centre of the village and **opposite** a dormer bungalow.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

17.07.2025 - REF: 7087