

RESIDENTIAL
SALES &
LETTINGS

GERALD R.
VAUGHAN
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CARMARTHEN TOWN

**RESIDENTIAL
DEVELOPMENT SITE
on land adjoining
PANTGLAS
BRONWYDD ROAD
CARMARTHEN
SA31 2AY**



OFFERS IN THE REGION OF - **£875,000** - SUBJECT TO CONTRACT -
FREEHOLD

A rare opportunity to acquire a Freehold Residential Development Site on the periphery of Carmarthen town being located within walking distance of Glangwili General Hospital approximately 1½ miles of Carmarthen town centre.

A choice Residential Development Site approached via 'Pantglas' being located just off 'Bronwydd Road' in a much sought after area within **walking distance** of Glangwili General Hospital, approximately **1½ miles of Carmarthen town centre**. The site enjoying ease of access to the A484, A485 and A40 trunk roads and Carmarthen By-Pass.

Prime residential development opportunity of interest to developers having Outline Planning Permission for the siting of **thirteen dwellings** comprising **nine detached house** and **four semi-detached affordable dwellings**.

SITE AREA - approximately **1.94 Acres or thereabouts** (0.77 Hectares).

SITE AND LOCATION PLANS ATTACHED.

VIEWING CALL ON SITE AT ANY REASONABLE TIME – **PLEASE ENSURE THE GATE IS CLOSED**

No. 27, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL
Telephone: 01267-220424 • Facsimile: 01267-238779



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.



PLANNING PERMISSION

Outline Planning Permission was granted on the 27th April 2016 as a result of an appeal to a refusal of planning under reference number W/31902 dated 11th February 2015 under the planning inspectorate appeal reference number APP.M6825.A.15.3135027 in outline for the siting of 13 No dwellings comprising 9 No detached and 4 No semi-detached affordable dwellings subject to a Schedule of Conditions contained within the same and the unilateral undertaking which secures 4 No affordable dwellings and a financial contribution of **£42,019** (forty two thousand and nineteen pounds) towards upgrading and maintenance of existing open space/play provision.

The site affords an area of **approximately 1.94 Acres or thereabouts** and is approached via the existing estate known as 'Pantglas' that fronts onto 'Bronwydd Road (A484 Carmarthen to Cardigan Road).

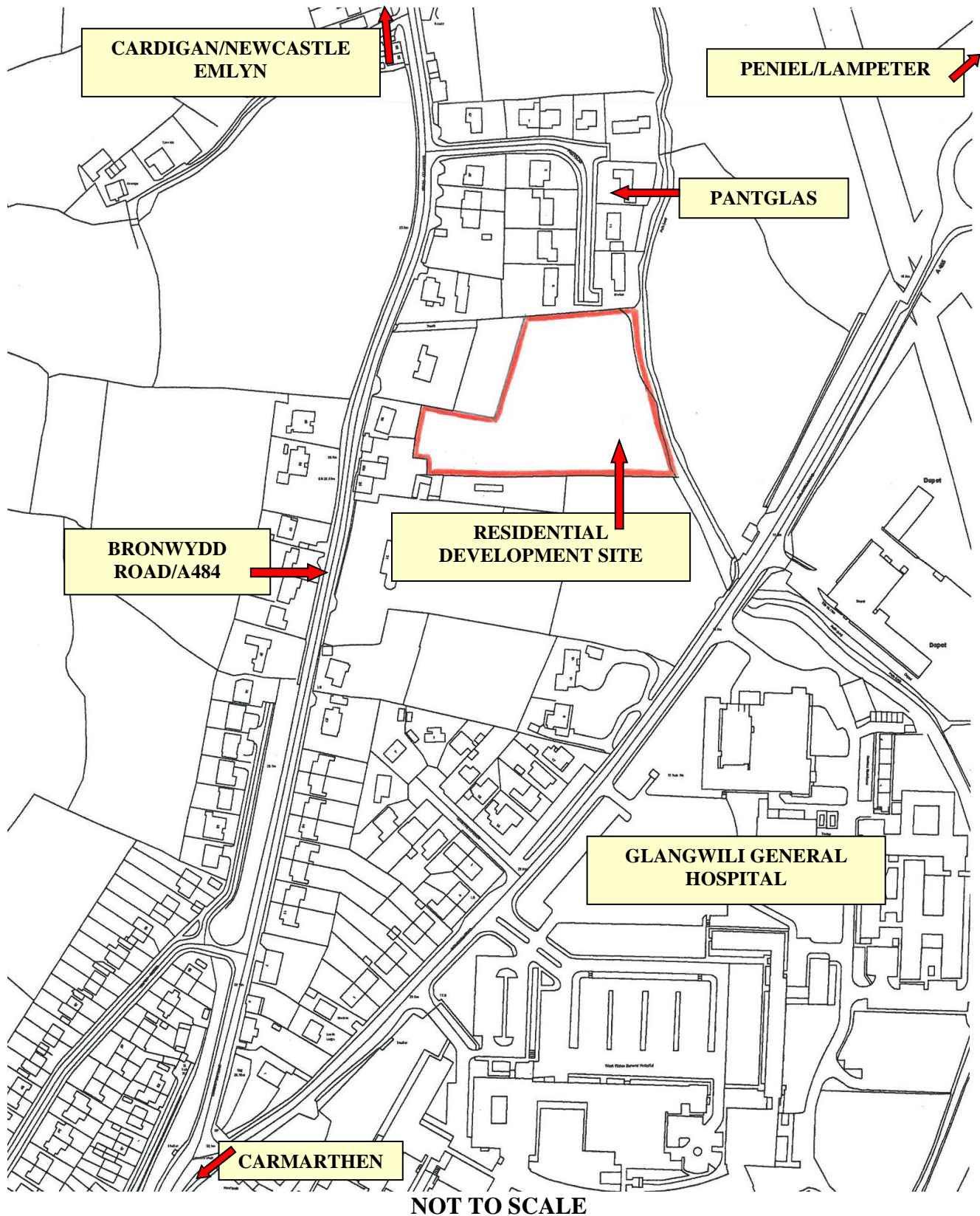
All dimensions mentioned on these particulars are approximate having been taken from the Architects drawings and thereon prospective purchasers should satisfy themselves as to the accuracy of the same prior to agreeing to purchase the land.

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

Planning approval may be viewed online at www.carmarthenshire.gov.uk under Planning Services – reference number W/3902. **Alternatively** a copy of the Planning Permission can be obtained from the Agent's offices.



NOT TO SCALE



DIRECTIONS - From **Carmarthen** take the **A484 Cardigan/Newcastle Emlyn Road** passing the right hand turning for 'Glangwili General Hospital'. Continue halfway along 'Bronwydd Road' and **turn right opposite 'Y Ddol'** into 'Pantglas'. **Continue to the end of 'Pantglas'** and the entrance to the land will be found in front of you.

SERVICES: - Mains electricity, water, drainage and gas are available. Telephone subject to B.T. Regs.
LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.
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. *Details amended 20.12.18.*