

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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Est. 1998

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- **FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT.**
- **RURAL HAMLET. 3.5 MILES KIDWELLY.**
- **8.5 MILES BURRY PORT HARBOUR AND FFOS LAS RACECOURSE.**
- **10 MILES SOUTH OF CARMARTHEN.**
- **OUTLINE PLANNING PERMISSION FOR THE SITING OF A DOUBLE STOREY DWELLING.**
- **1 MILE OF CONVENIENCE STORE, RAILWAY STATION AND FORESHORE AT FERRYSIDE.**
- **7 MILES PEMBREY COUNTRY PARK.**

**Building Plot adjoining
Rose Villa, Broadlay
Ferryside SA17 5UB**

£79,950 OIRO
FREEHOLD

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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.

A FREEHOLD individual RESIDENTIAL BUILDING PLOT having the benefit of **Outline Planning Permission for the siting of a double storey dwelling** situated enjoying a sunny south facing sheltered position at the small hamlet of Broadlay within **1 mile of the Primary School, Convenience Store, sandy beach and Railway Station at the centre of the estuarial village of Ferryside** and which in turn is located within **3.5 miles of the ancient estuarial township of Kidwelly** that is renowned for its Norman Castle, is within **7 miles of Pembrey Country Park**, is within **8.5 miles of Burry Port Harbour and 'Ffos Las' Racecourse** and is located some **10 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen**. The town of **Llanelli** being approximately **12 miles distant**.

SITE DIMENSIONS: - Frontage 62' (18.9m) Average depth 70' (21.34m). Average width 62' (18.90m) approx.

PLANNING PERMISSION

Outline Planning Permission under Planning Reference No: PL/08660 was granted on the 8th September 2025 for the siting of a double storey dwelling. A copy of the relevant permission is available 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 & Country Planning Act 1990 (as amended) in connection with the Affordable Housing contribution required in line with Policy AH1 of the local development plan. The contribution is set on a calculation of £51.35p per square metre of internal floor area based on the sites location .

SERVICES

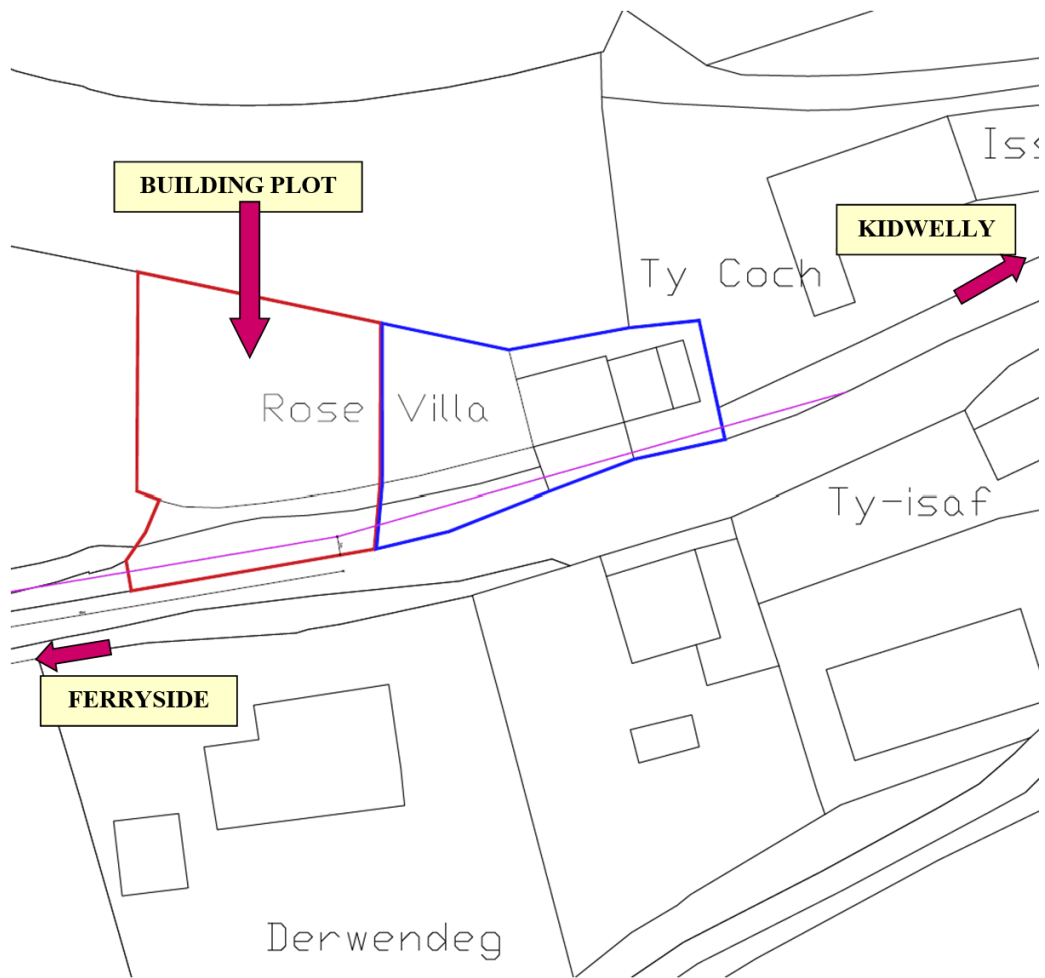
Mains electricity and water are available. Drainage will be private. Prospective purchasers must satisfy themselves as to the cost and availability of connecting to any services prior to submitting an offer for the property. Telephone subject to B.T. Regs. Applicants should note that the existing septic tank serving the property known as Rose Villa will be relocated at the expense of the seller.

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

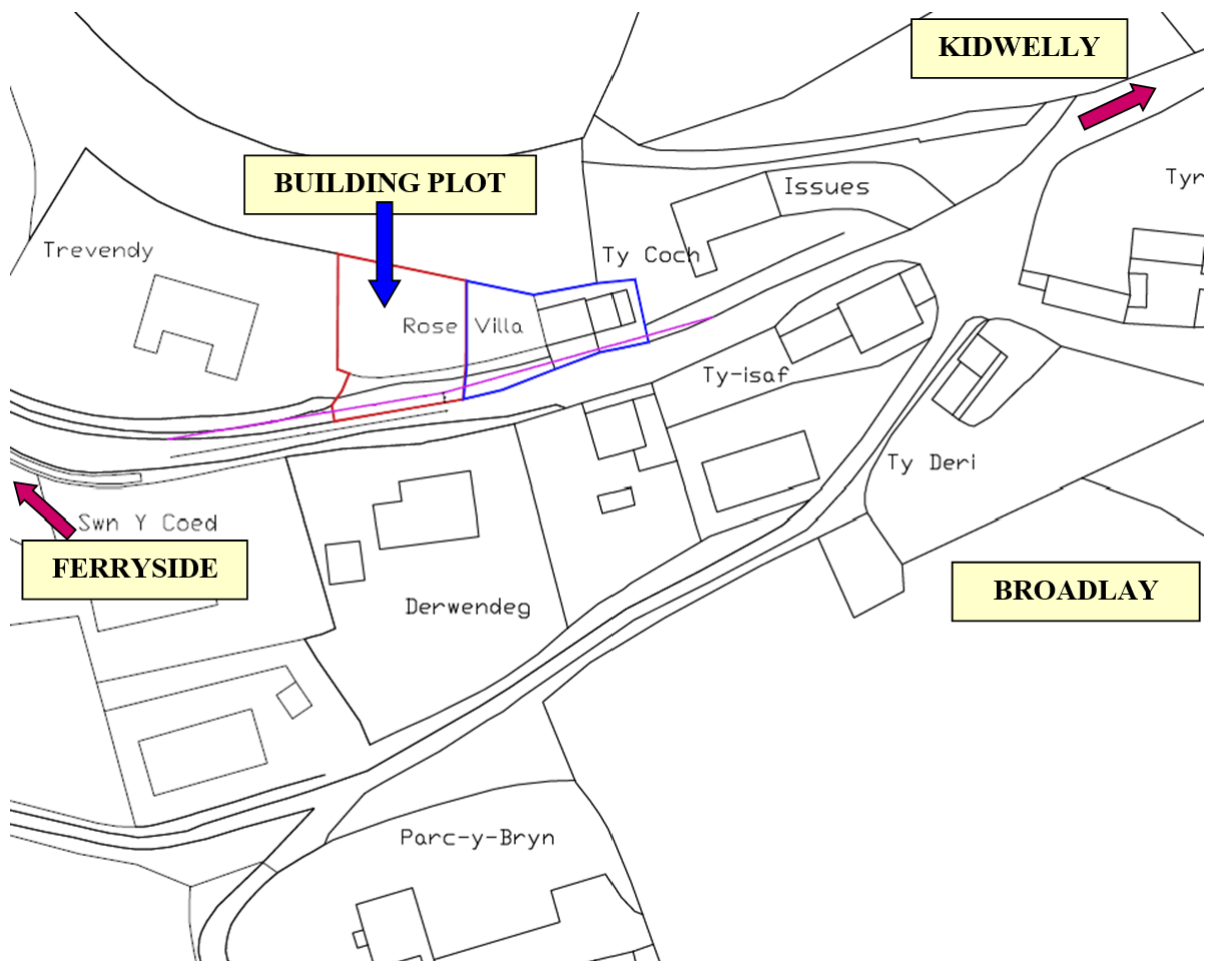
AGENTS NOTE: - ANY MAP EXTRACTS AND ANY PLANS USED ON THESE DETAILS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT AN INDICATION OF THE ACUTAL SURROUNDINGS WHICH MAY HAVE CHANGED SINCE THE MAPS WERE PRINTED/PRODUCED.



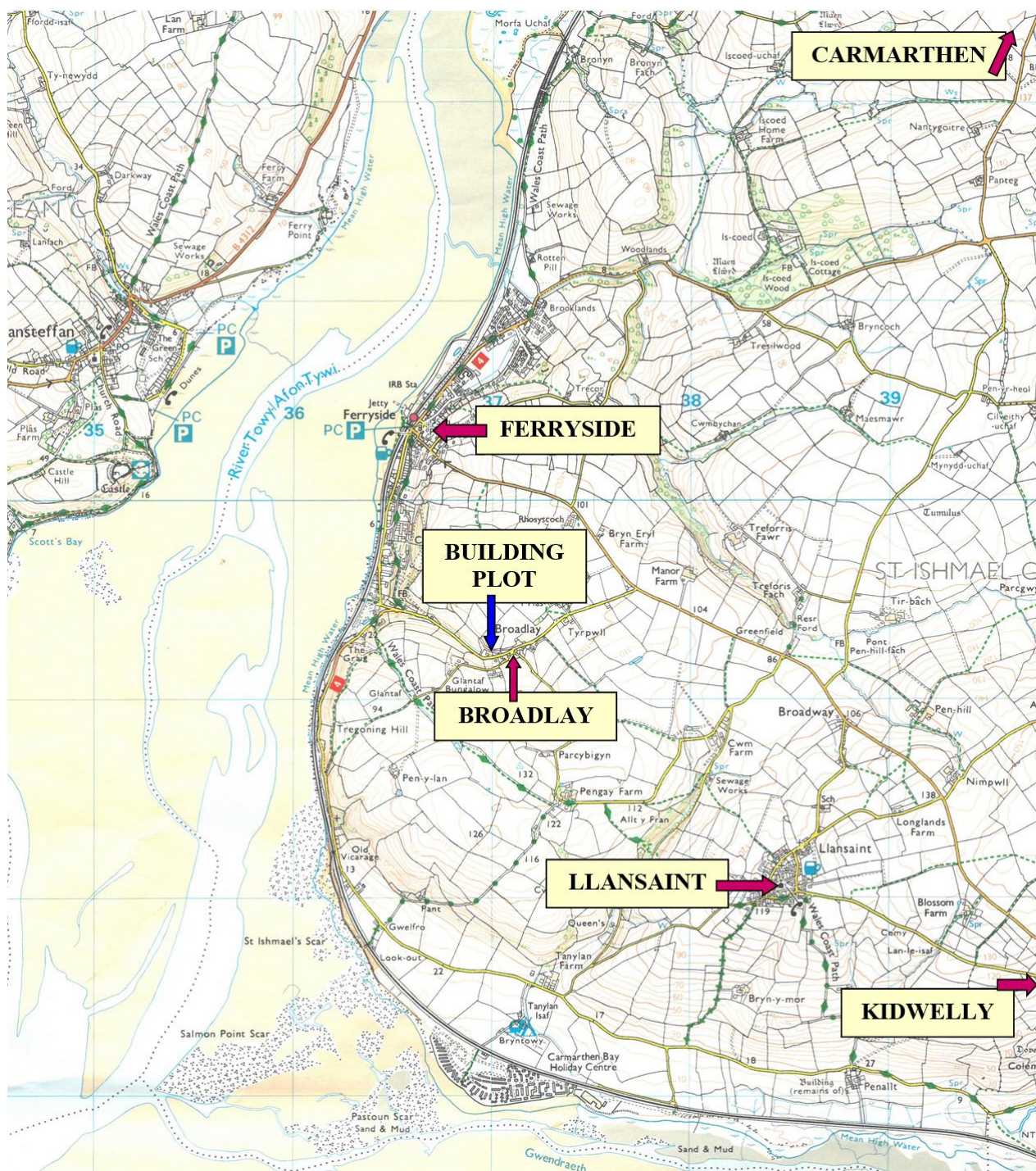
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DIRECTIONS: - From the **centre of Ferryside** travel **past** the Railway Station, entrance to the beach and left hand turning for Kidwelly. Continue along '**Brigstocke Terrace**' passing Ferryside Village Hall and the left hand turning for 'The Cliff' travel on down the road **passing** the 'Three Rivers Hotel and Spa' and continue around the **left hand bend and up the hill past** the right hand turning for Llansaint, St. Ishmael and Kidwelly. **Travel up the hill for approximately half a mile** and on entering the hamlet of **Broadlay** the plot will be found **between** the **first and second properties** on your **left hand side**.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

03.11.2025 - REF: 7143