



- **FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT amounting to 1.3 ACRES.**
- **AMIDST THE COUNTRYSIDE. RURAL VIEWS ARE ENJOYED FROM THE PLOT.**
- **FULL PLANNING PERMISSION FOR THE SITING OF A 4 BEDROOMED/3 BATHROOMED DORMER RESIDENCE.**
- **SUBSTANTIALLY LANDSCAPED PLOT.**
- **80 METRE FRONTAGE TO A485 CARMARTHEN TO LAMPETER ROAD.**
- **RARE OPPORTUNITY. SECONDARY ACCESS.**
- **0.75 OF A MILE OF PRIMARY SCHOOL AT PENIEL. 2.5 MILES CARMARTHEN.**
- **1.3 ACRE PADDOCK AVAILABLE BY SEPARATE NEGOTIATION.**

**Building Plot,
Greensleeves, Peniel,
Carmarthen SA32 7DJ**

**£235,000 OIRO
FREEHOLD**

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



A most conveniently situated individual **1.3 ACRE FREEHOLD LANDSCAPED RESIDENTIAL BUILDING PLOT** having the benefit of Full Planning Permission for the siting of a **4 BEDROOMED/2 RECEPTION ROOMED/3 BATHROOMED/4 WC's DETACHED DORMER RESIDENCE** situated bordering the countryside at the rear fronting onto and above the A485 Carmarthen to Lampeter trunk road within 0.75 of a mile of the village of Peniel that offers a thriving Primary School, is within 1.5 miles of 'Gwalia Petrol Filling Station/Food Store/Post Office', is within 1 mile of the A40 trunk road and 'Glangwili General Hospital' and is located some 2.5 miles north of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

RURAL VIEWS ARE ENJOYED FROM THE PLOT.

PLANNING PERMISSION: - Full Planning Permission under Planning Reference No. W/38656 for the demolition of existing bungalow and outbuilding and construction of a replacement dwelling with reprofiling of ground levels was granted on the 23rd October 2019. A subsequent **Decision Notice under Planning Reference No PL/01163** allows for the **variation of Condition No 2 of W/38656** to allow for a re-positioning of dwelling footprint as part of the approved development was passed on the 21st May 2021. A copy of the Full Planning Permission and Variation Decision Notice are obtainable of the Agents Offices or **ALTERNATIVELY** interested applicants may view the Planning Permissions in favour of the site by visiting www.carmarthenshire.gov.uk and by accessing the planning portal section and entering the planning reference numbers above.

All dimensions mentioned in these particulars are approximate having been taken from the Architect drawings/Land Registry Plans supplied and therefore prospective purchasers must satisfy themselves as to the accuracy of the same prior to agreeing to purchase the plot.

The site has a frontage to the road of approximately 83 Metres and affords an overall area of approximately 1.30 acres or thereabouts.

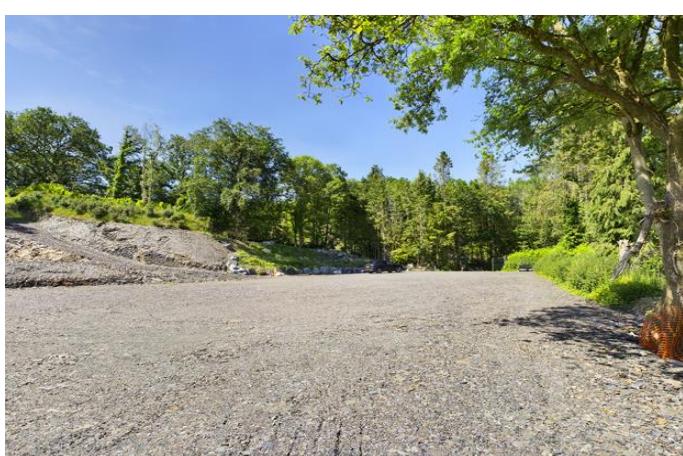
OPTIONAL FIELD: - On the **opposite side of the road** to the Building Plot lies a **1.30 acre or thereabouts** field that enjoys a sunny southerly aspect that is served by the natural water supply which is available by **SEPARATE NEGOTIATION**.

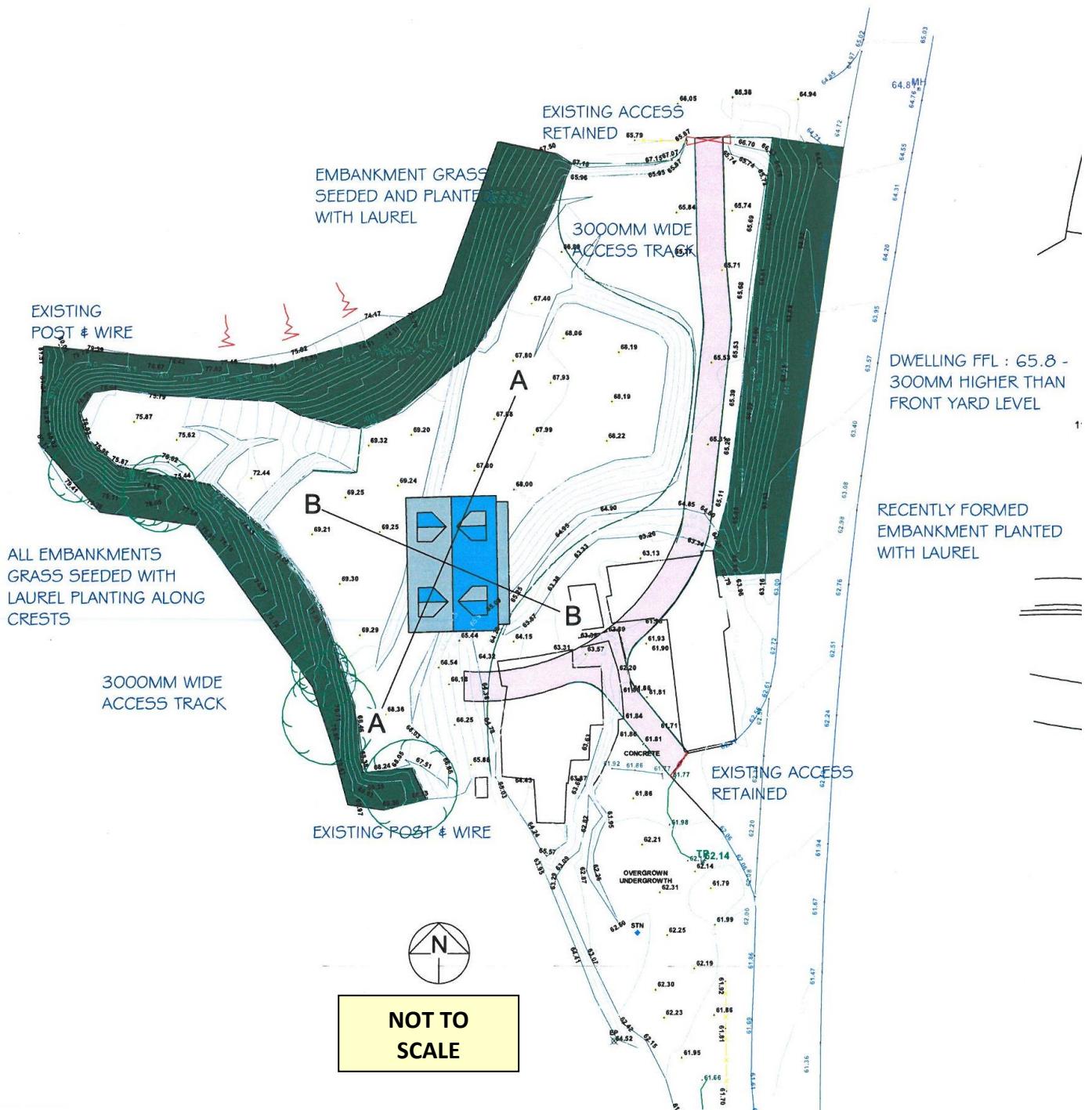
SERVICES: - Mains electricity and water are available. Private drainage. **Prospective purchasers must satisfy themselves as to the cost and availability of connecting to any services prior to submitting an offer for the property.**

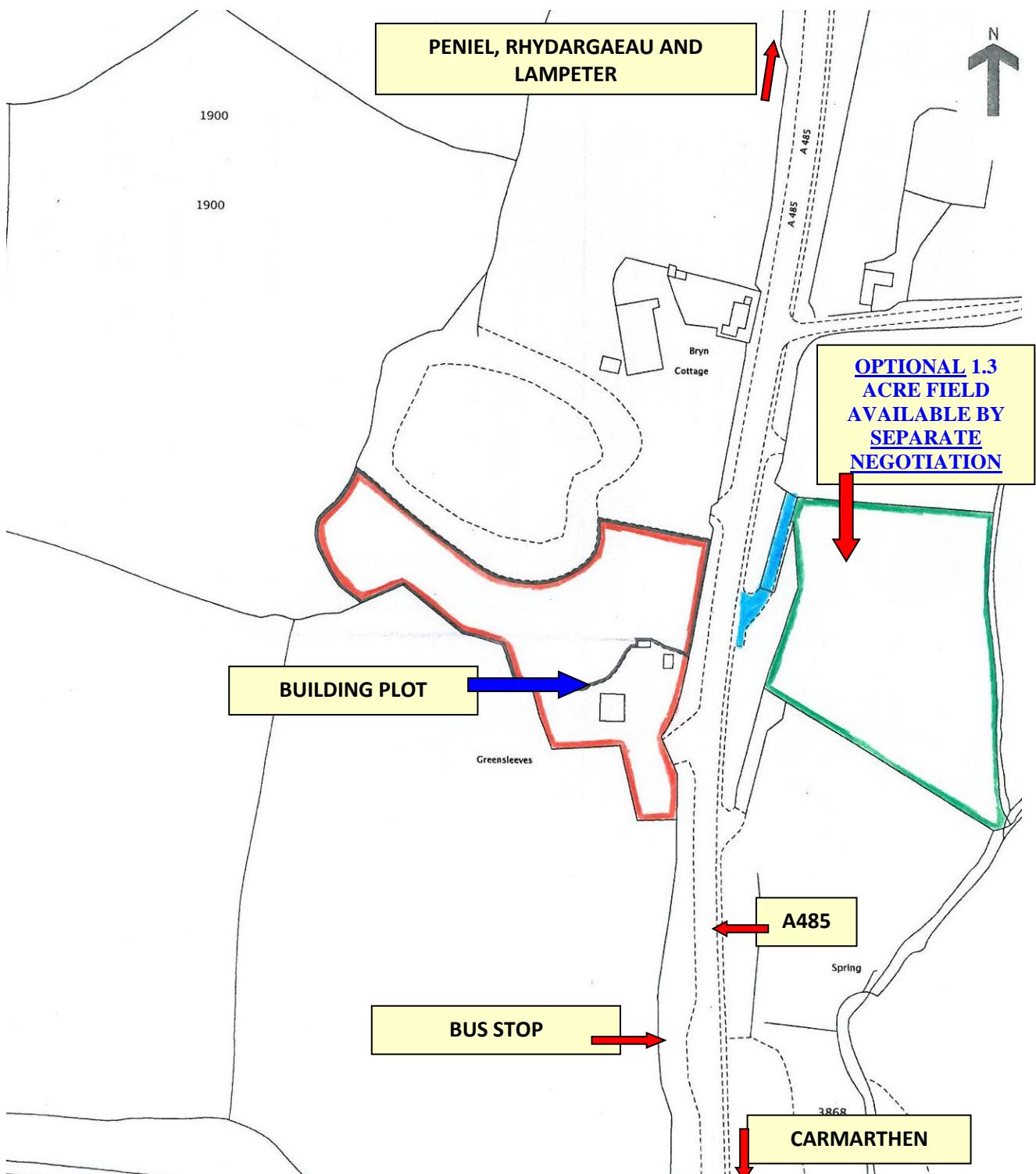
LOCAL AUTHORITY: - Carmarthenshire County Council, County Hall, Carmarthen Tel No. 01267 - 234567.

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.







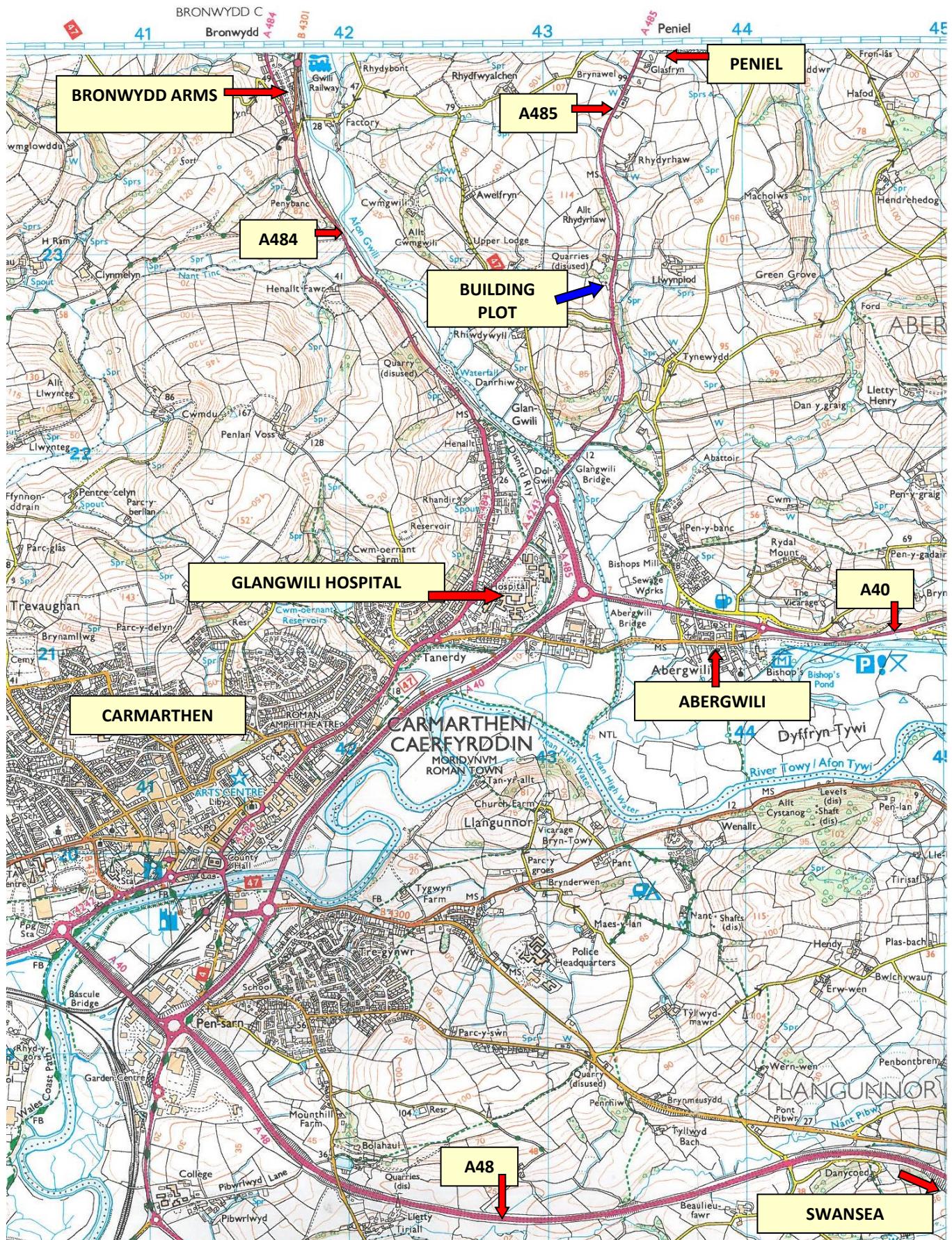


NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

OPTIONAL 1.3 ACRE APPROX. FIELD AVAILABLE BY SEPARATE NEGOTIATION.



DIRECTIONS: - From **Carmarthen** travel **past** 'Glangwili General Hospital' taking the **A485 road north** towards **Peniel/Rhydargaeau/Alltwalis/Llanybydder/Lampeter**. Travel **past** the left hand turning for 'Glangwili Village' continuing **up the hill** and the property will be found on the **left hand side just after a left hand turning** (un-classified road) and **bus stop**.



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

26.06.2021 - REF: 6153