

Sales & Lettings of
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Properties

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

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

£235,000 OIRO
FREEHOLD

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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 **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.

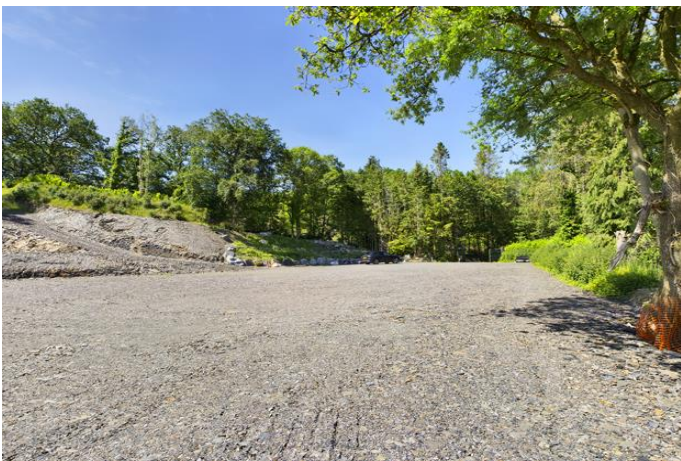
OPTIONAL FIELD: - On the **opposite side of the road** to the Building Plot lies a **1.30 acre or thereabouts** field that enjoys a sunny southerly aspect that is served by the natural water supply which is available by **SEPARATE NEGOTIATION**.

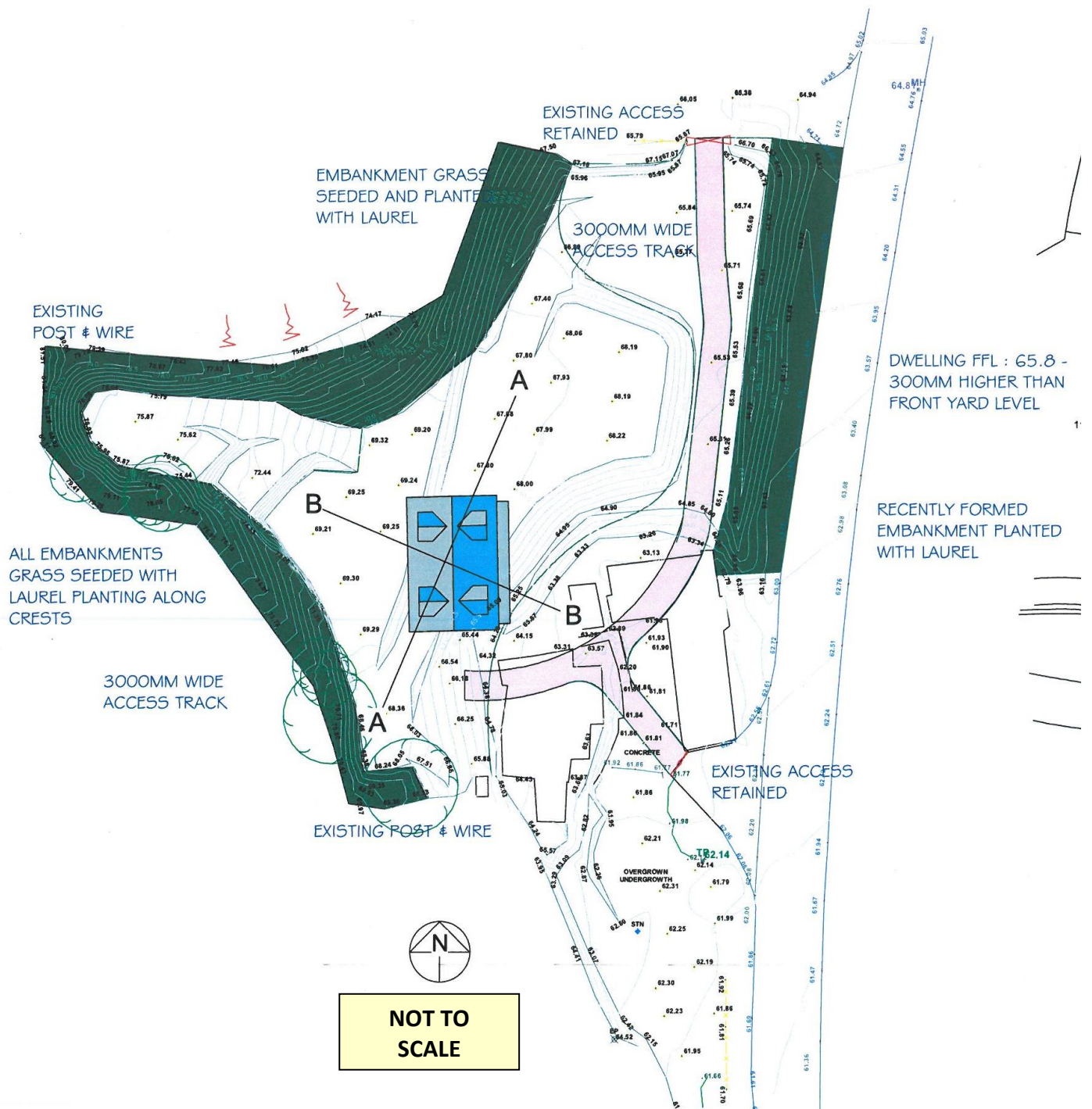
SERVICES: - Mains electricity and water are available. Private drainage. **Prospective purchasers must satisfy themselves as to the cost and availability of connecting to any services prior to submitting an offer for the property.**

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**.

26.06.2021 - REF: 6153