

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **FREEHOLD DEVELOPMENT SITE.**
- **OVERALL SITE DIMENSIONS - 125ft x 1,550ft (38.1m x 472.44m) approx. PLUS PROPOSED DRIVEWAY OFF THE HAMMERHEAD.**
- **HEART OF THE WELSH COUNTRYSIDE.**
- **WALKING DISTANCE PRIMARY SCHOOL AND LOCAL PUBLIC HOUSE.**
- **OUTLINE PLANNING PERMISSION FOR 3 BUILDING PLOTS.**
- **EDGE OF RURAL VILLAGE COMMUNITY.**
- **MAINS ELECTRICITY, WATER AND DRAINAGE AVAILABLE.**
- **10 MILES NORTH OF ST. CLEARS AND A40 TRUNK ROAD.**

**Plots 8, 9 and 10 Maes Cawnen,
Tower Hill, Trelech,
Carmarthen SA33 6RW**

£130,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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 RESIDENTIAL DEVELOPMENT SITE** having the benefit of **OUTLINE PLANNING PERMISSION** for the siting of **3 BUILDING PLOTS** situated on the periphery of the rural village community of Trelech that offers a village pub and Primary School and which in turn is located on a **bus route** some **9 miles south of the Teifi valley town of Newcastle Emlyn**, is located some **10 miles north of the A40 trunk road and town of St. Clears** and is situated within **14 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The village **enjoying ease of access to the Pembrokeshire Coast National Park (10 miles) and town of Cardigan (14 miles)**.

PLANNING PERMISSION: - Outline Planning Permission under Reference No **PL/07426** has been granted for the siting of 3 building plots and all associated works - a copy of which is 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 No PL/07426 in the search box.

*Applicants should note that the seller has entered into a **Section 106 Agreement** agreeing to pay the requisite commuted sum contribution to **affordable housing** (£66.71p per square metre of internal floor space), in accordance with Policy AH1 of the LDP.*

PLOT DIMENSIONS: - The site will be approached off the hammer head of the adopted road serving 'Maes Cawnen'.

PLOT 8: - Average width 100ft (30.48m) average Depth 80ft (24.38m)

PLOT 9: - Frontage 38ft (11.58m). Depth 115ft (35.05m)

PLOT 10: - Frontage 38ft (11.58m). Average depth 115ft (35.05m) **The above dimensions are in addition to the access road included in the sale that will serve the 3 plots.**

All dimensions mentioned on these particulars are **approximate** having been provided by the sellers architects and therefore prospective purchasers must satisfy themselves as to the accuracy of the same prior to agreeing to purchase the site.

Applicants should note that there is a 6 Metre protected width off the rear boundary of the properties known as 'Lluest' and 'Tresi Aur' (water main and underground electricity cable).

AVAILABLE BY SEPARATE NEGOTIATION

The adjoining plot known as No 11 Maes Cawnen that has the benefit of **Full Planning Permission** for siting of a 3 bedroomed detached bungalow is available by **separate negotiation - asking price £65,000 ono.**

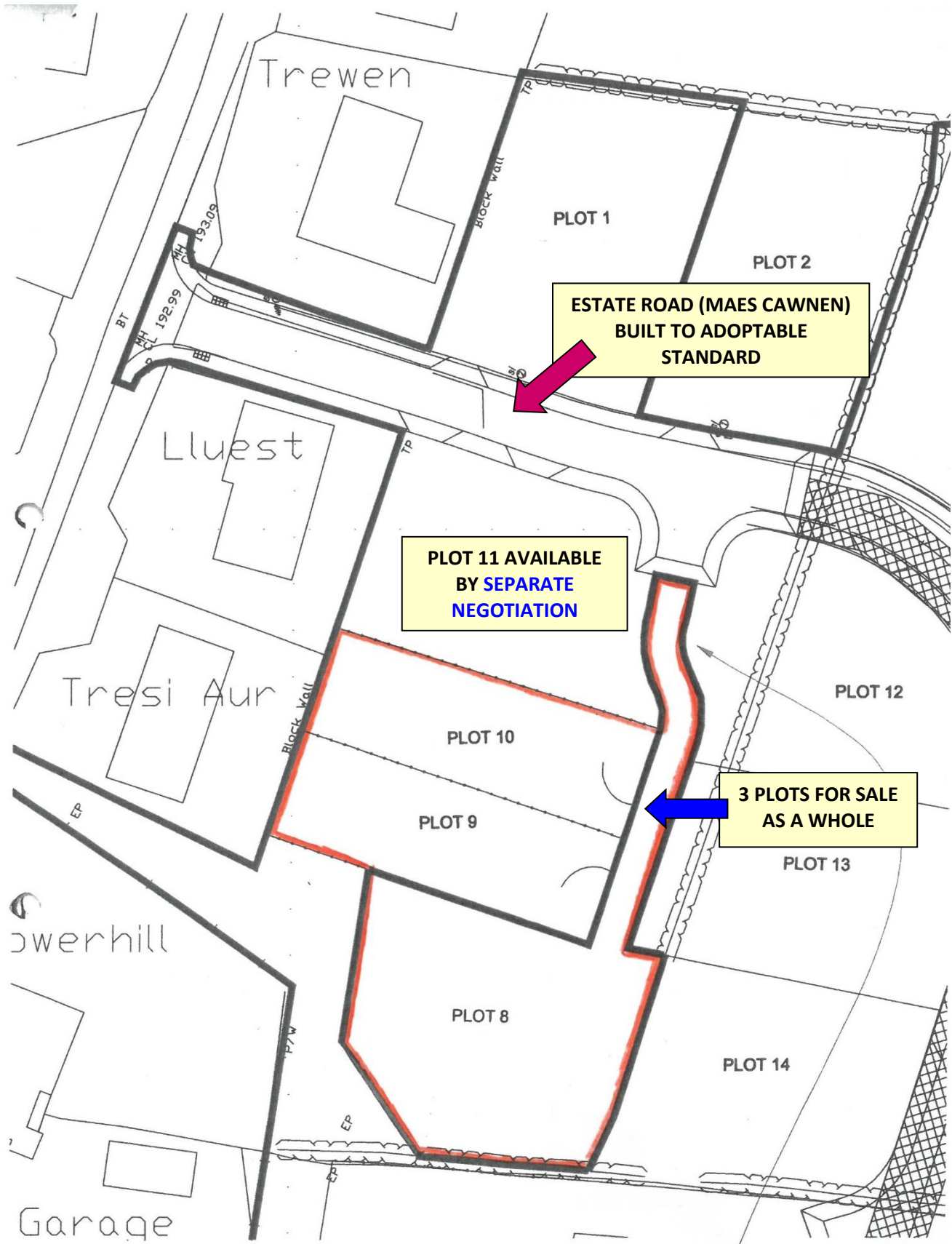
SERVICES: - Mains electricity, water and drainage are available. **PROSPECTIVE PURCHASERS MUST SATISFY THEMSELVES AS TO THE COST AND AVAILABILITY OF CONNECTING TO ANY SERVICES PRIOR TO SUBMITTING AN OFFER FOR THE PROPERTY.**

COUNCIL TAX: – TO BE ASSESSED

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

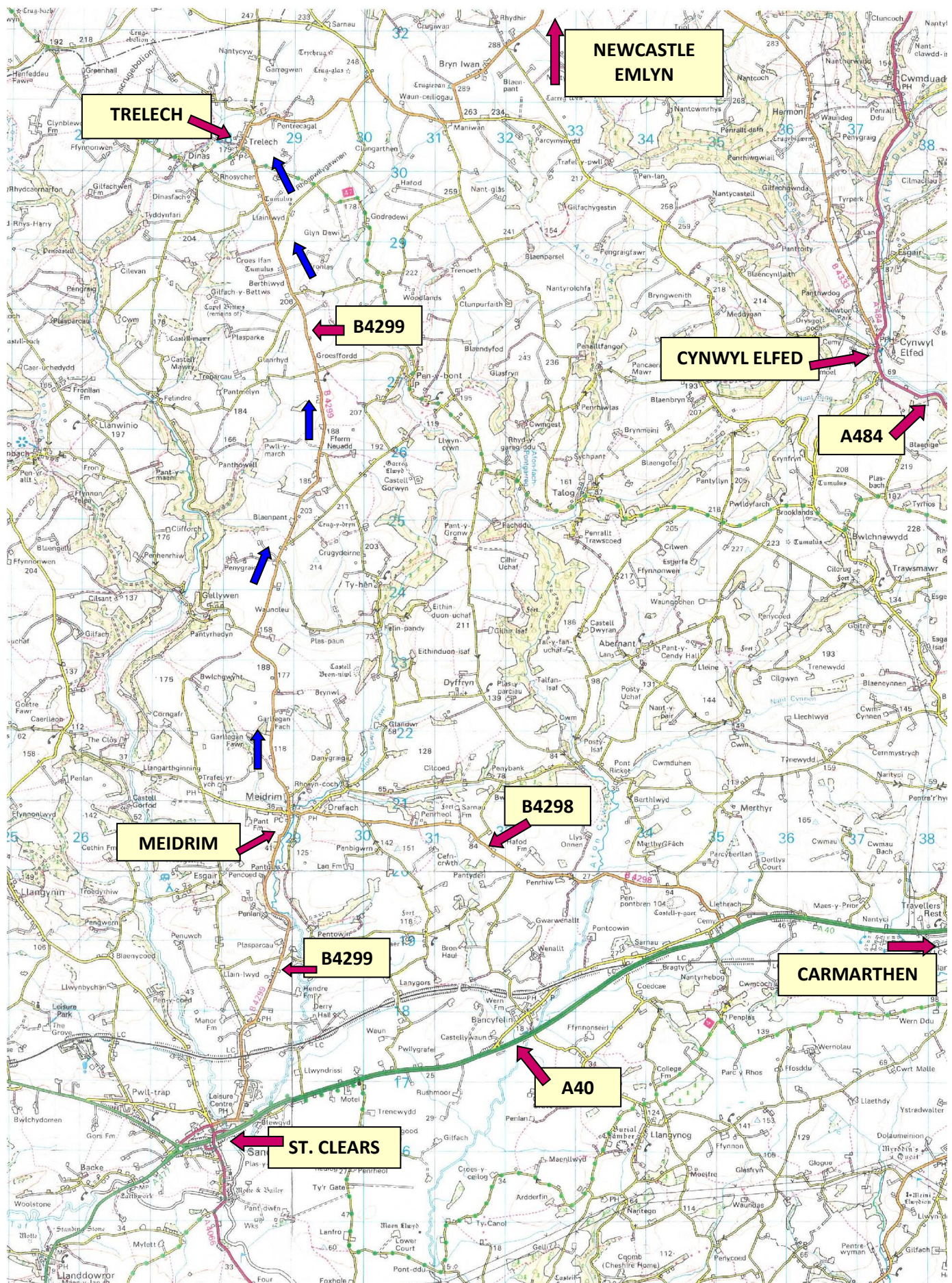
ANY MAP EXTRACTS AND ANY PLANS USED ON THESE DETAILS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT AN INDICATION OF THE ACTUAL SURROUNDINGS WHICH MAY HAVE CHANGED SINCE THE MAPS WERE PRINTED/PRODUCED.





THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From **Carmarthen or St. Clears** the property is located by travelling to the **village of Meidrim** and in the **centre of the village** turn onto the B4299 'Trelech/Newcastle Emlyn' Road - **signposted**. Travel in a **northerly direction for approximately 6.5 miles** to the **village of Trelech**. Upon entering **Trelech bear right** in the centre of the village **towards Newcastle Emlyn** continuing up the hill **past** the entrance for the **Primary School** and '**Tafarn y Beca**' Public House. Continue **past** the entrance to '**Caerwenog**' and **turn next left** into '**Maes Cawnen**' and the **plots** are on the **right hand side**.



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

08.02.2025 - REF: 6996