

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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- **FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT.**
- **EDGE OF RURAL VILLAGE BORDERING THE COUNTRYSIDE.**
- **MAINS ELECTRICITY AND WATER ON SITE.**
- **2.5 MILES NORTH OF A484, VILLAGE SHOP AND PRIMARY SCHOOL AT CYNWYL ELFED.**
- **OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF A DOUBLE STOREY DWELLING.**
- **APPROX. QUARTER ACRE PLOT.**
- **PRIVATE DRAINAGE IN-SITU.**
- **9 MILES NORTH OF CARMARTHEN.**

Building Plot adjoining Bryn Tawel, Hermon, Cynwyl Elfed, Carmarthen SA33 6SR

£115,000 OIRO
FREEHOLD

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



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A most conveniently situated individual **FREEHOLD RESIDENTIAL BUILDING PLOT** with its own gated hardcore entrance drive amounting to a **QUARTER OF AN ACRE** situated bordering the countryside at rear on the periphery of the rural village community of Hermon, which in turn is located on the **B4333 'Cynwyl Elfed to Newcastle Emlyn Road'** within **2.5 miles of the A484 'Carmarthen to Newcastle Emlyn' trunk road and village of Cynwyl Elfed** that offers a Primary School and Convenience Store/Post Office, is **within 5.5 miles of Carmarthen Golf Club**, is situated some **7 miles south of the Teifi Valley Market town of Newcastle Emlyn** and is located some **9 miles north** of the readily available facilities and services at the centre of the County and Market town of Carmarthen. **Glangwili General Hospital** and the **A40 trunk road** are also some **9 miles distant**.

VIEWS ARE ENJOYED FROM THE PLOT OVER THE SURROUNDING COUNTRYSIDE.

TIMBER FRAMED FORMER TAKE-AWAY PREMISES comprising: -

RECEPTION 12' 3" x 9' (3.73m x 2.74m) with 2 PVCu double glazed windows. Double entrance door. 4 Power points. Concrete floor. Vaulted ceiling.

KITCHEN 12' 3" x 7' 3" (3.73m x 2.21m) with counter servery. Concrete tiled floor. PVCu double glazed window. Part tiled walls. Pre-lagged hot water cylinder with immersion heater. Stainless steel sink unit and sideboard. Commercial sized extractor fan. Stainless steel wash hand basin and surround. 8 Power points. Vaulted ceiling. Part glazed door to side.

EXTERNALLY

Gated hardcore entrance drive providing ample private car parking/turning. Front and rear lawned garden areas. Side paved sun terrace.



PLANNING PERMISSION

Outline Planning Permission under Planning Reference No PL/08420 was granted on the 5th August 2025 for the siting of a **double storey dwelling**. A copy of the relevant permissions 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 Number above.

UNILATERAL UNDERTAKING

There is a planning obligation by way of a Unilateral Undertaking under Section 106 of the Town & Country Planning Act (as amended) in connection with affordable housing which would be based upon **£66.71p per square metre of the internal floor space of the proposed dwelling** towards the provision of affordable housing in accordance with both the Local Development Plan and the supplementary Planning Guidance.



NOTE

Applicants should note that the premises has Planning Permission for use as a take-away chip shop. The business that was operated from this premises was known as 'The Chipeteria.'

PLANNING NOTE

Applicants may be interested to note that this plot of land originally formed part of 'Bryn Tawel' but in 2016 full Planning Permission was obtained for change of use to a mobile hot food outlet. **The former take-away/fish and chip shop has not been used as a food outlet since 2018.** Under Planning Reference number W/39083 outline Planning Permission was granted on the 24th March 2020 for change of use of the Take-away business/premises to a Residential Building Plot subject to a Unilateral Undertaking for affordable housing but this permission has since **expired** resulting in the **latest** outline planning consent being sought and approved.



DIRECTIONS: - From **Carmarthen** take the **A484 Cardigan/Newcastle Emlyn Road north** travelling **through** the villages of Bronwydd Arms, Cwmdwyfran and Pentre-Morgan. Upon entering **Cynwyl Elfed** travel over the humpback bridge **past** the village shop/post office and **bare next left on to the B4333 Newcastle Emlyn Road (signposted)**. Travel up the hill **past** the entrance to the Primary School and over the 'Sleeping Policemen' and continue for **approximately 2 miles**. **Upon entering Hermon** travel **past** the Chapel and Graveyard and continue up the hill, continue past 'Asio Afan' Welding and the entrance to the Plot will be found a little **further along** on the **right hand side**.

SERVICES: - Mains electricity and water along with private drainage are **provided on site** – **Water not connected**. Telephone subject to B.T. Regs.

COUNCIL TAX: – To be assessed on completion of the new dwelling.

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

9m



Bryn Tawel

1.2m Timber rail 4 post fence with stock proof wire

100' GRASS

1.8m Timber close border fence

the following mature hedgerow to be retained

Moelfre

Opposed wall @ 475mm height, wall height to be retained

Opposed wall @ 475mm height, wall height to be retained

Existing grass bank, trees shall be retained as any growth or obstruction to visibility over 1.0 metres above the adjacent carriageway crane, over the site's Moelfre bridge within 2.4 metres of the new edge of the carriageway

Moelfre vehicle access entrance

retained existing 100' GRASS

Bryn Tawel vehicle access entrance

Old Bryn Tawel boundary line shown dotted in blue

100' GRASS

100' GRASS

Visibility split

1 metre offset from back of kerb to 100' GRASS

1 metre offset from back of kerb to 100' GRASS

1.0m offset from back of kerb to 100' GRASS

Main road B4102 20m wide lane

Existing road with highway line

Visibility split

1 metre offset from back of kerb to 100' GRASS

NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



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AGENTS NOTE: - None of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

23.09.2025 - REF: 7118