





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

Offers In The Region Of £69,950

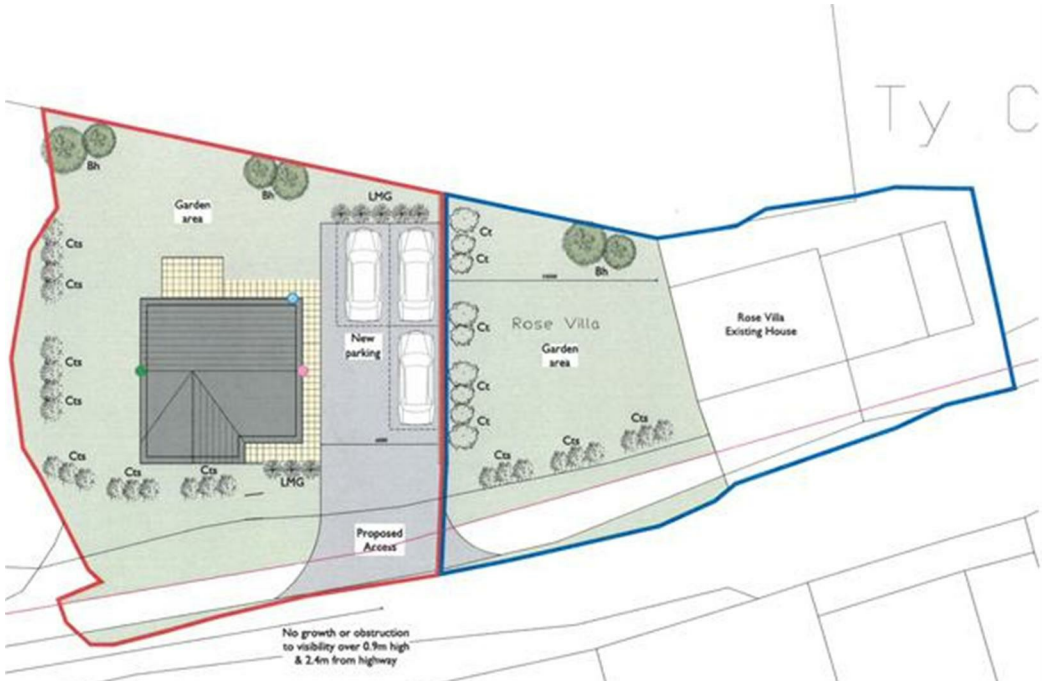
- FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT.
- 1 MILE OF CONVENIENCE STORE, RAILWAY STATION AND FORESHORE AT FERRYSIDE.
- 8.5 MILES BURRY PORT HARBOUR AND FFOS LAS RACECOURSE.
- THE DEVELOPMENT OF THE PLOT IS SUBJECT TO A UNILATERAL UNDERTAKING.
- OUTLINE PLANNING PERMISSION FOR THE SITING OF A DOUBLE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

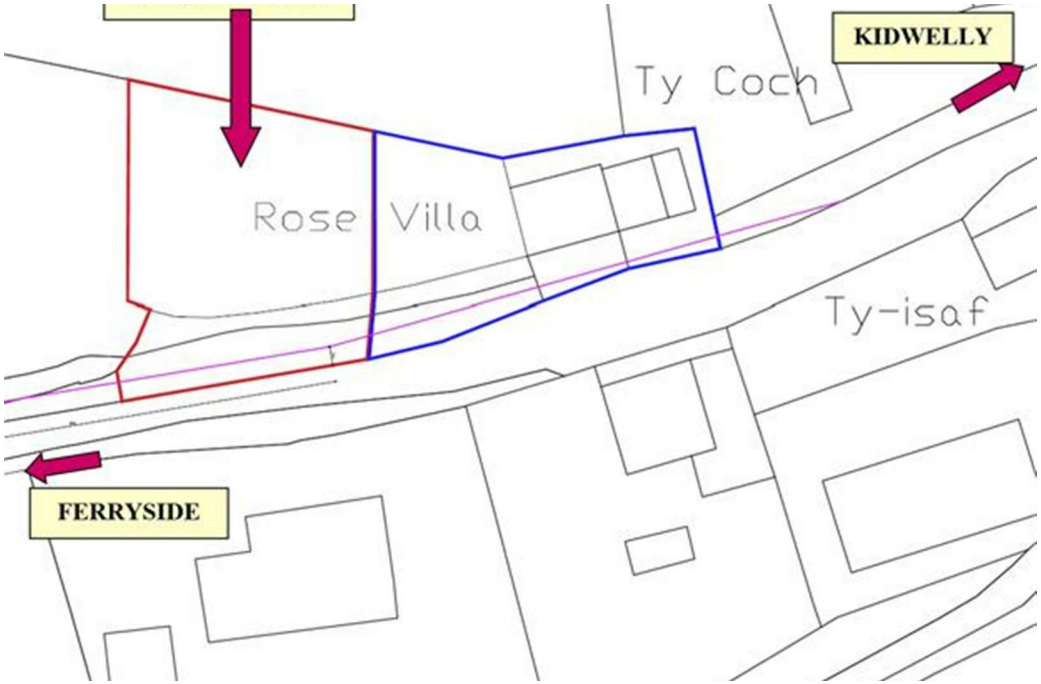
Building Plot adjoining Rose Villa Broadlay, Ferryside SA17 5UB

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.

0 0 0

Council Tax Band: Exempt





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.



Directions

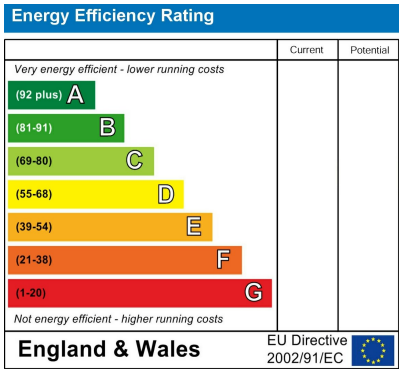
From the centre of Ferryside travel past the Railway Station, entrance to the beach and left hand turning for Kidwelly. Continue along 'Brigstocke Terrace' passing Ferryside Village Hall and the left hand turning for 'The Cliff' travel on down the road passing the 'Three Rivers Hotel and Spa' and continue 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

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

Exempt



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk