Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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Est. 1998

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

Offers In The Region Of £130,000

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

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

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Plots 8, 9 and 10 Maes Cawnen, Trelech SA33 6RW

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).

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Council Tax Band: Exempt





PLANNING PERMISSION

Outline Planning Permission under Reference number 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 number 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 (£66.71 per square meter of internal floor space), in accordance with Policy AH1 of the LDP.

PLOT DIMENSIONS

The site will be approached off the hammerhead 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 6m protected width off the rear boundary of the properties known as 'Lluest' and 'Tresi Aur' (water main and underground electricity cable).

SERVICES

Mains electricity, water and drainage are available. Telephone subject to B.T. Regs.
PROSPECTIVE PURCHASERS MUST SATISFY THEMSELVES AS TO THE COST AND AVAILABILITY OF CONNECTING TO ANY SERVICES PRIOR TO SUBMITTING AN OFFER FOR THE PROPERTY.

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.



Directions

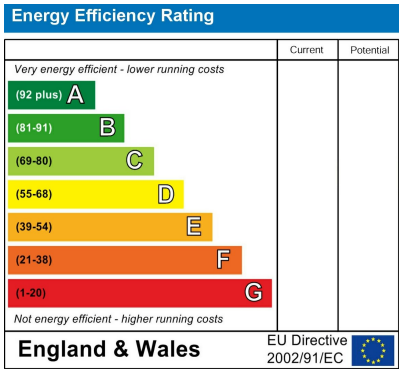
From Carmarthen or St. Clears the property is located by travelling to the village of Meidrim and in the centre of the village turn onto the B4299 'Trelech/Newcastle Emlyn' Road - signposted. Travel in a northerly direction for approximately 6.5 miles to the village of Trelech. Upon entering Trelech 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

Viewings

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

Council Tax Band

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