





Building Plot Adjoining Pandy Llanpumsaint, Carmarthen, SA33 6DA

Offers In The Region Of £95,000

- FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT.
- PLOT DIMENSIONS: - FRONTAGE APPROX. 90ft. (27.43m). AVERAGE DEPTH APPROX. 100ft. (30.48m).
- FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION.
- THE DEVELOPMENT OF THE PLOT IS SUBJECT TO A UNILATERAL UNDERTAKING.
- OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF A DOUBLE STOREY DWELLING.
- AMIDST BEAUTIFUL GWILI RIVER VALLEY ON PERIPHERY OF RURAL VILLAGE OF LLANPUMSAINT.
- 7 MILES NORTH OF CARMARTHEN.
- EDGE OF RURAL VILLAGE BORDERING THE COUNTRYSIDE.
- MAINS SERVICES AVAILABLE.
- WALKING DISTANCE PRIMARY SCHOOL.

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An individual FREEHOLD RESIDENTIAL BUILDING PLOT having the benefit of Outline Planning Permission for the siting of a double storey dwelling situated fronting on to a Class III Council maintained road on the periphery of the rural village community of Llanpumsaint that offers a Primary School and which in turn is located amidst the beautiful Gwili river valley within 1.5 miles of the Cardigan to Lampeter A485 trunk road at Llanllawddog, is within 3.5 miles of the Carmarthen to Cardigan A484 trunk road at Esgair and village of Cynwyl Elfed where there is a Village Shop/Sub Post Office, is located some 4.5 miles north of the village community of Bronwydd Arms and is situated some 7 miles north of the readily available facilities and services at the centre of the County and Market town of Carmarthen. Glangwili General Hospital is approximately 6 miles away with Carmarthen Golf Club being 6.5 miles distant.

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Council Tax Band: Exempt





PLANNING PERMISSION: -

Outline Planning Permission under Reference No PL/10375 was granted on the 24th June 2026 for the siting of a double storey dwelling. A copy of the relevant permission is obtainable of the Agents Offices or alternatively interested applicants may view the Planning Permission 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 affordable housing commuted sum payments which would be based upon £66.71p per square metre measured internally towards the provision of affordable housing in accordance with both the local development plan and the supplementary planning guidance. The copy of the Unilateral Undertaking is available of the Agents Offices.

RESTRICTIVE COVENANT: -

Applicants should note that a Restrictive Covenant will be imposed upon the sale of this plot to the effect that only one residential dwelling unit can be constructed upon the same. In addition, no permanent structure can be built within six metres of the right hand side north eastern boundary hedge/fence belonging to the retained property.

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. Telephone subject to BT Regs.



Directions

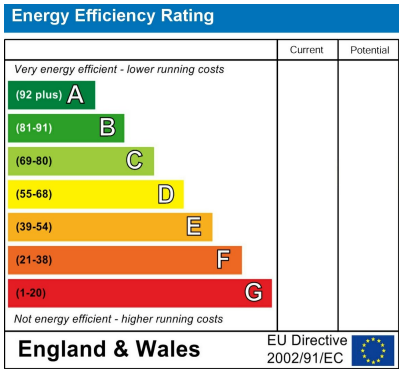
From Carmarthen take the A484 Cardigan/Newcastle Emlyn road north and at the village of Bronwydd Arms turn right for Llanpumsaint (signposted). Continue through Bronwydd Arms over the railway crossing, hump-back bridge, passing the 'Hollybrook Inn' Public House and church and turn next left for Llanpumsaint (signposted). Travel for a further 2 miles approx. in to the village of Llanpumsaint continuing past the turning for the Primary School and continue over the hump-back bridge

Viewings

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

Council Tax Band

Exempt



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