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Potential Building Plot adjoining The Fox & Hounds High Street, Bancyfelin,

Offers In The Region Of £69,950

- FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT - PERMISSION PENDING.
- CENTRE OF BANCYFELIN JUST OFF A40 DUAL CARRIAGEWAY.
- MIDWAY CARMARTHEN AND ST. CLEARS.
- OUTLINE PLANNING PERMISSION PENDING.
- CLOSE TO PRIMARY SCHOOL, PUBLIC HOUSE AND PRIVATE HOSPITAL.
- MAINS SERVICES AVAILABLE.
- PREVIOUSLY HAD FULL PLANNING PERMISSION.
- PLOT DIMENSIONS: - FRONTAGE APPROX. 11 METRES. DEPTH APPROX. 22.5 METRES.

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

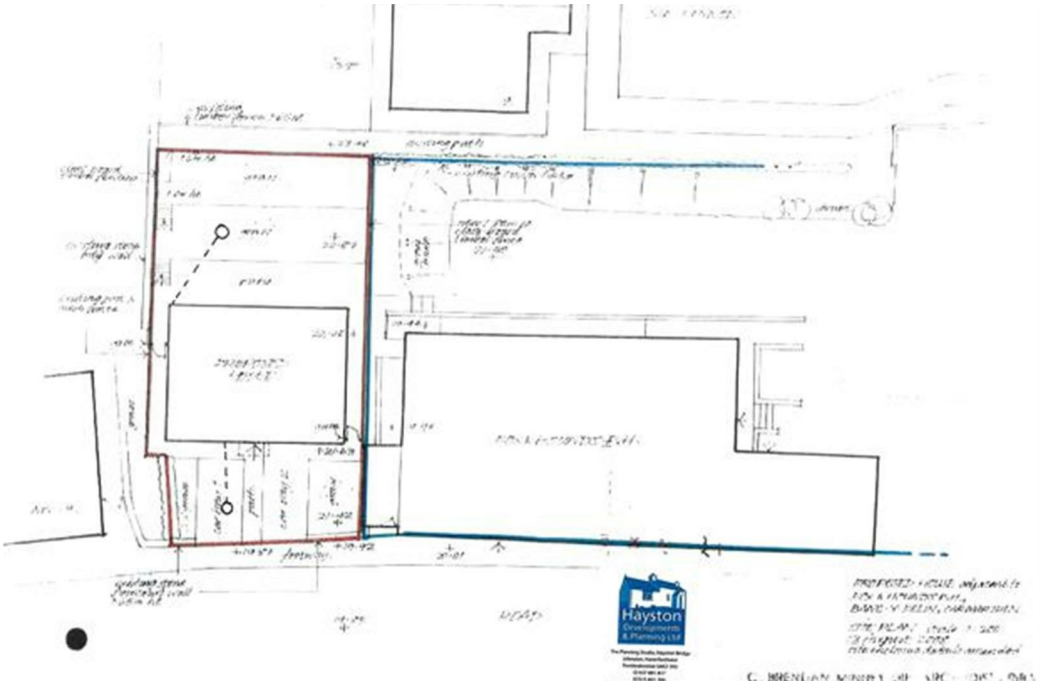
sales@geraldvaughan.co.uk

Potential Building Plot adjoining The Fox & Hounds High Street, Carmarthen SA33 5ND

A FREEHOLD potential INDIVIDUAL BUILDING PLOT (Outline Planning Permission pending) situated adjacent to the Fox & Hounds Public House within a level walk of the local shop, Primary School and 'Werndale' Private Hospital at the popular village community of Bancyfelin which in turn is located just off the A40 dual carriageway midway the County and Market town of Carmarthen and town of St. Clears that are some 5.5 and 4.5 miles distant respectively. The plot enjoying ease of access to the ancient township of Laugharne, the extensive sandy beach at Pendine and the beautiful varied West Wales coastline.

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Council Tax Band: Exempt

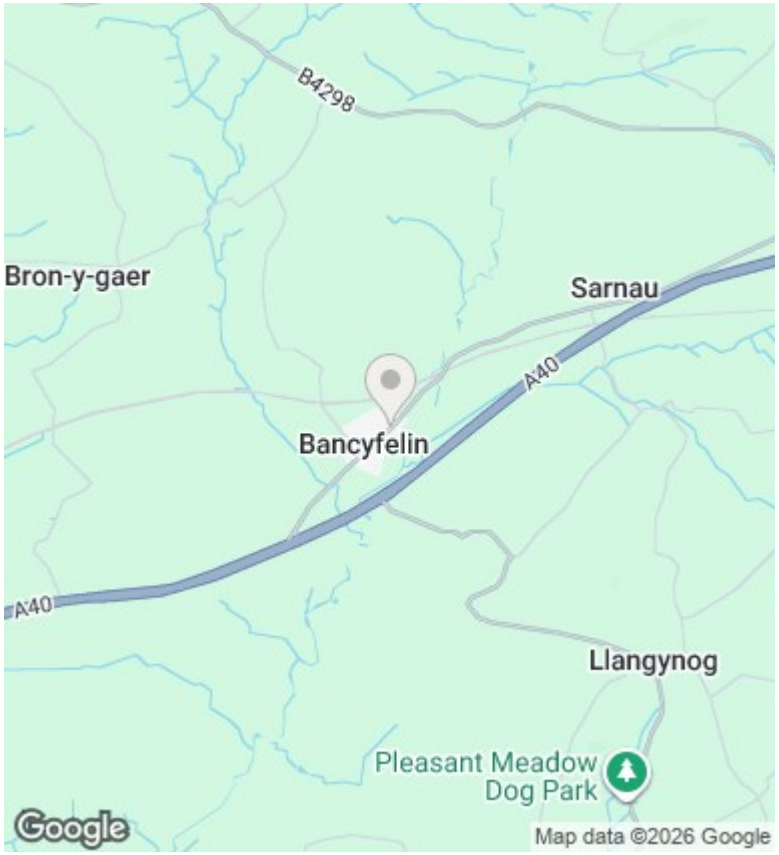




PLANNING PERMISSION: -
A NEW OUTLINE PLANNING APPLICATION IS BEING SUBMITTED TO THE LOCAL AUTHORITY FOR THE SITING OF A RESIDENTIAL DWELLING.

APPLICANTS MAY BE INETERESTED TO NOTE THAT FULL PLANNING PERMISSION WAS ORIGINALLY GRANTED FOR THE SITING OF 1 DWELLING IN AUGUST OF 2008. SUBSEQUENTLY AN APPLICATION UNDER PLANNING REFERENCE NUMBER PL/04813 DATED THE 3RD OCTOBER 2022 WAS SUBMITTED TO CARMARTHENSHIRE COUNTY COUNCIL WHICH WAS SUBSEQUENTLY WITHDRAWN WHICH COMPRISED A FULL PLANNING APPLICATION FOR THE ERECTION OF A SINGLE DETACHED DWELLING TOGETHER WITH A VEHICULAR ACCESS AND CAR PARKING AS PREVIOUSLY APPROVED UNDER PLANNING REFERENCE NUMBER W/19055.

SERVICES: -
Mains electricity, water and drainage are available.



Directions

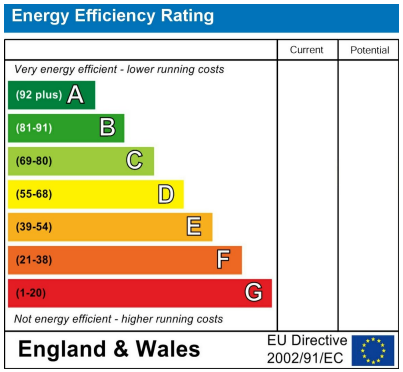
From Carmarthen take the A40 dual carriageway west for St. Clears and having travelled past the 'Showground' turn right for Meidrim/Bancyfelin - B4298 - 'Derllys Court Golf Club' turning - signposted. Travel across the dual carriageway past the entrance to 'Derllys Court Gold Club' and past the turning for Meidrim - signposted and continue past the former 'Hafod Bakery' into Bancyfelin. Upon entering Bancyfelin travel past the Primary School and right hand turning for 'Cae Ffynnon' and the plot will

Viewings

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

Council Tax Band

Exempt



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