





FRONT ELEVATION

Building plot adjoining Mount Pleasant, Capel Iwan, Newcastle Emlyn, SA38 9LT

Offers In The Region Of £80,000

- FREEHOLD RESIDENTIAL BUILDING PLOT.
- SITE DIMENSIONS: - FRONTAGE - 20.5 METRES. MAXIMUM DEPTH - 26.2 METRES.
- 12 MILES CARDIGAN.
- FULL PLANNING PERMISSION FOR THE SITING OF A PAIR OF 3 BEDROOMED SEMI-DETACHED HOUSES.
- 3.3 MILES TEIFI VALLEY TOWN OF NEWCASTLE EMLYN.
- 16 MILES NORTH OF CARMARTHEN.
- RURAL VILLAGE AMIDST THE COUNTRYSIDE.
- 11.5 MILES LLANDYSUL.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

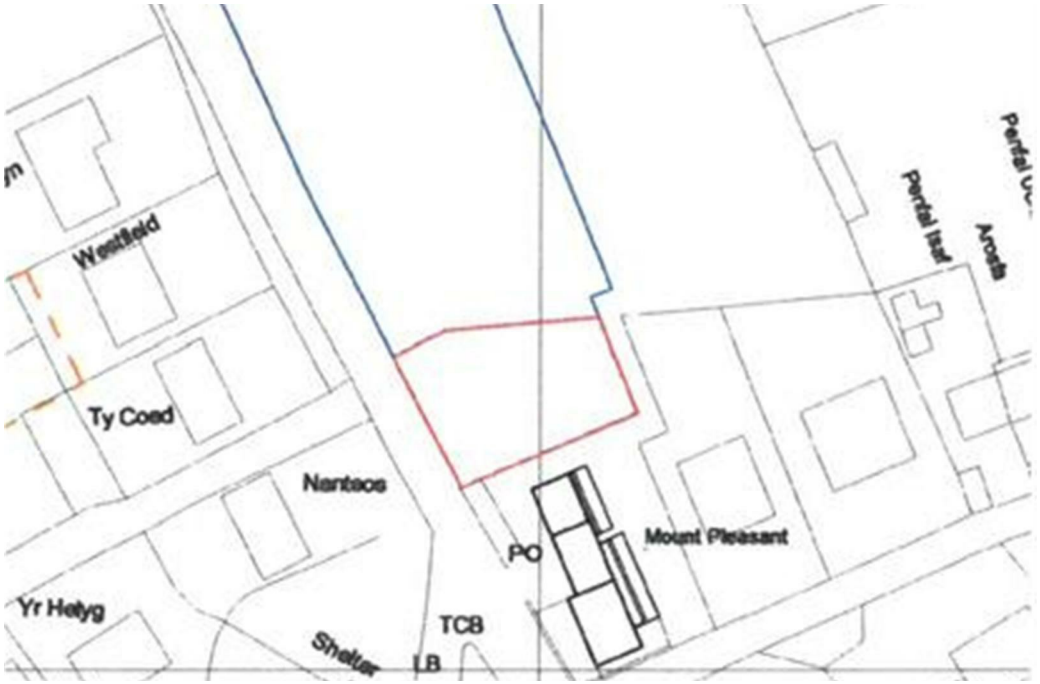
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A FREEHOLD RESIDENTIAL BUILDING PLOT enjoying a frontage to the Public Highway of 20.5 Metres and a depth of 26.2 Metres having the benefit of FULL PLANNING PERMISSION for the siting of a pair of 3 BEDROOMED SEMI-DETACHED HOUSES situated at the centre of the rural village community of Capel Iwan which in turn is located on the edge of the Cych river valley some 3.3 miles south of the readily available facilities and services at the centre of the Teifi valley town of Newcastle Emlyn, is within 11.5 miles of Llandysul, is within 12 miles of Cardigan and the site is located some 16 miles north of the County and Market town of Carmarthen. Capel Iwan enjoying ease of access to the beautiful and varied Ceredigion coastline and the Pembrokeshire Coast National Park.

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Council Tax Band: Exempt

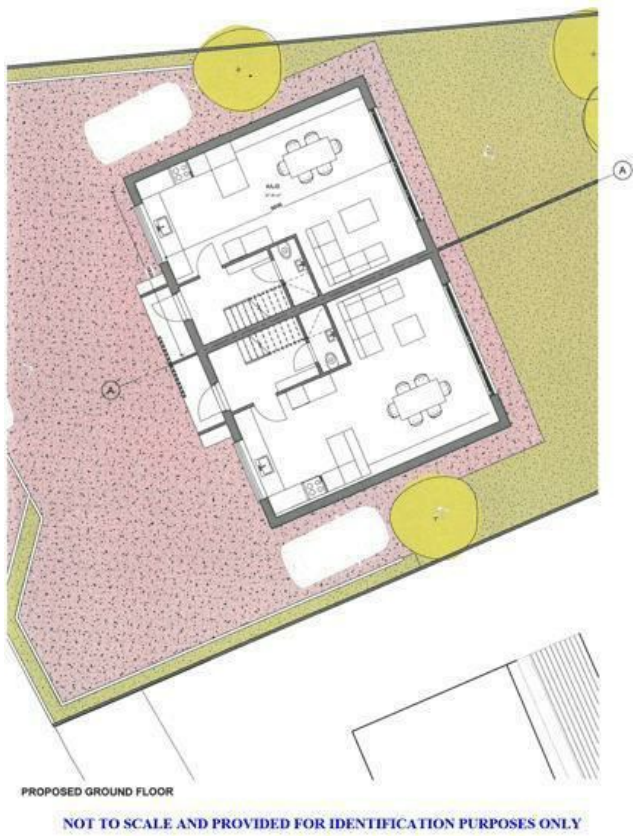


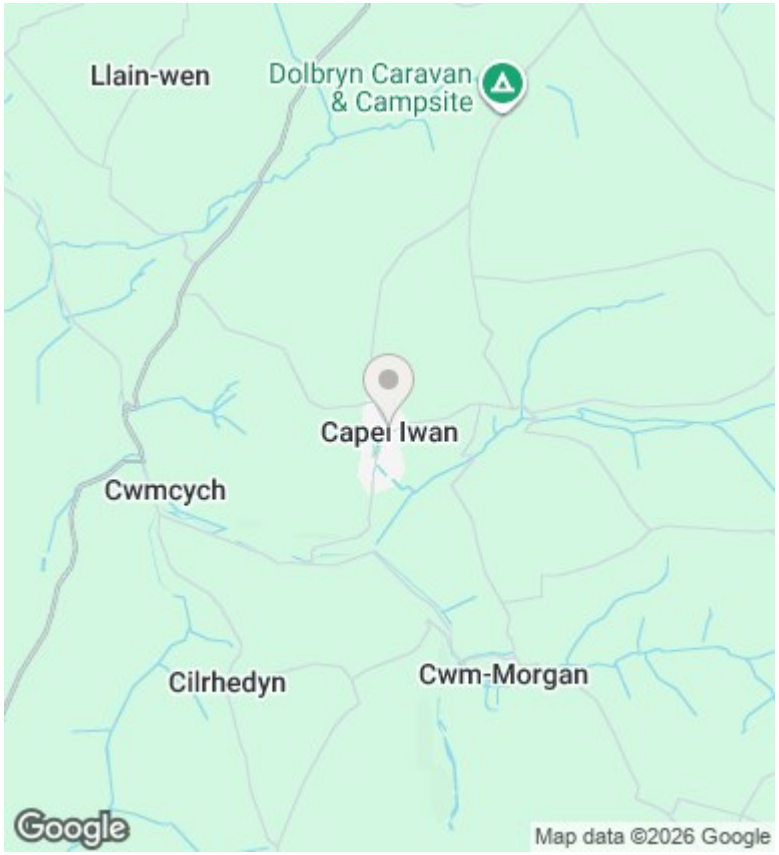


PLANNING PERMISSION: -
Full planning permission has been granted under Reference Number PL/08450 for the siting of a pair of 3 bedroomed semi-detached houses. A copy of the relevant permissions are obtainable of the agents offices or alternatively interested applicants may view the planning permission 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 and Country Planning Act 1990 (as amended) in connection with affordable housing commuted some payments in the total sum of £13,902.81p. One hundred percent would be payable to the Local Authority prior to commencement of the development. A copy of the Unilateral Undertaking is available of the agents offices.

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 B.T. regs.





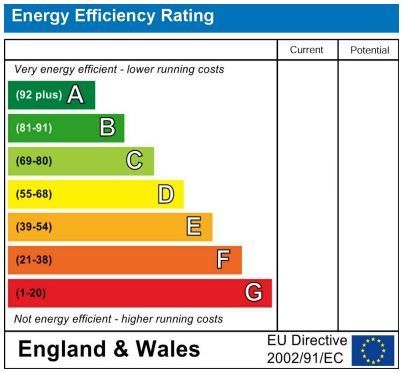
Directions

Viewings

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

Council Tax Band

Exempt



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