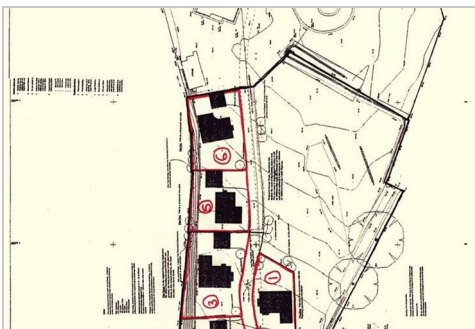


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



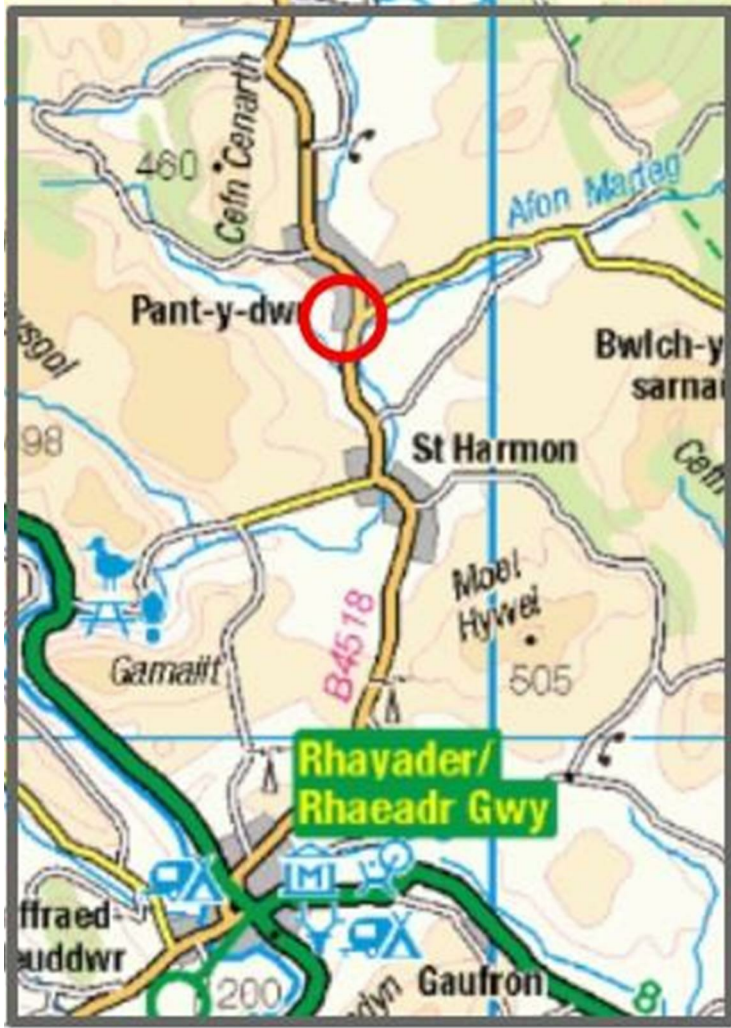
**Development Land at, Twin Lakes, Pant-Y-Dwr, Rhayader, Powys, LD6 5LR**  
**Guide Price £150,000**

1.6 acres of Development land with a certificate of lawful use for plots 1,3,4, 5

A rare opportunity of acquiring a development site for up to four building plots with access off a private lane with a certificate of lawful use confirming commencement of development with footings in situ for one plot being ideal for immediate commencement. It is also to include a further area of amenity land, with further paddock and amenity land, in all approximately 1.6 acres.

Joint Sole Selling Agents - Messrs. David Parry & Co., Estate Agents

## LOCATION



Located in the picturesque village of Pant y Dwr some 4 miles north of Rhayader and some 6 miles south of Llanidloes, located in pretty countryside in mid Wales, an area popular with those having country pursuits at heart and also convenient to the larger towns of Llandrindod Wells, Builth Wells, Newtown and Aberystwyth.

## DESCRIPTION



An opportunity of purchasing a development site having commenced with a certificate of lawful use offering up to four building plots with footings in situ for plot 1 for a detached 4

bedroom house and with water connected to two plots. The site in total is approx 1.6 acres and provides a great opportunity for a speculative purchase or for owner occupation.

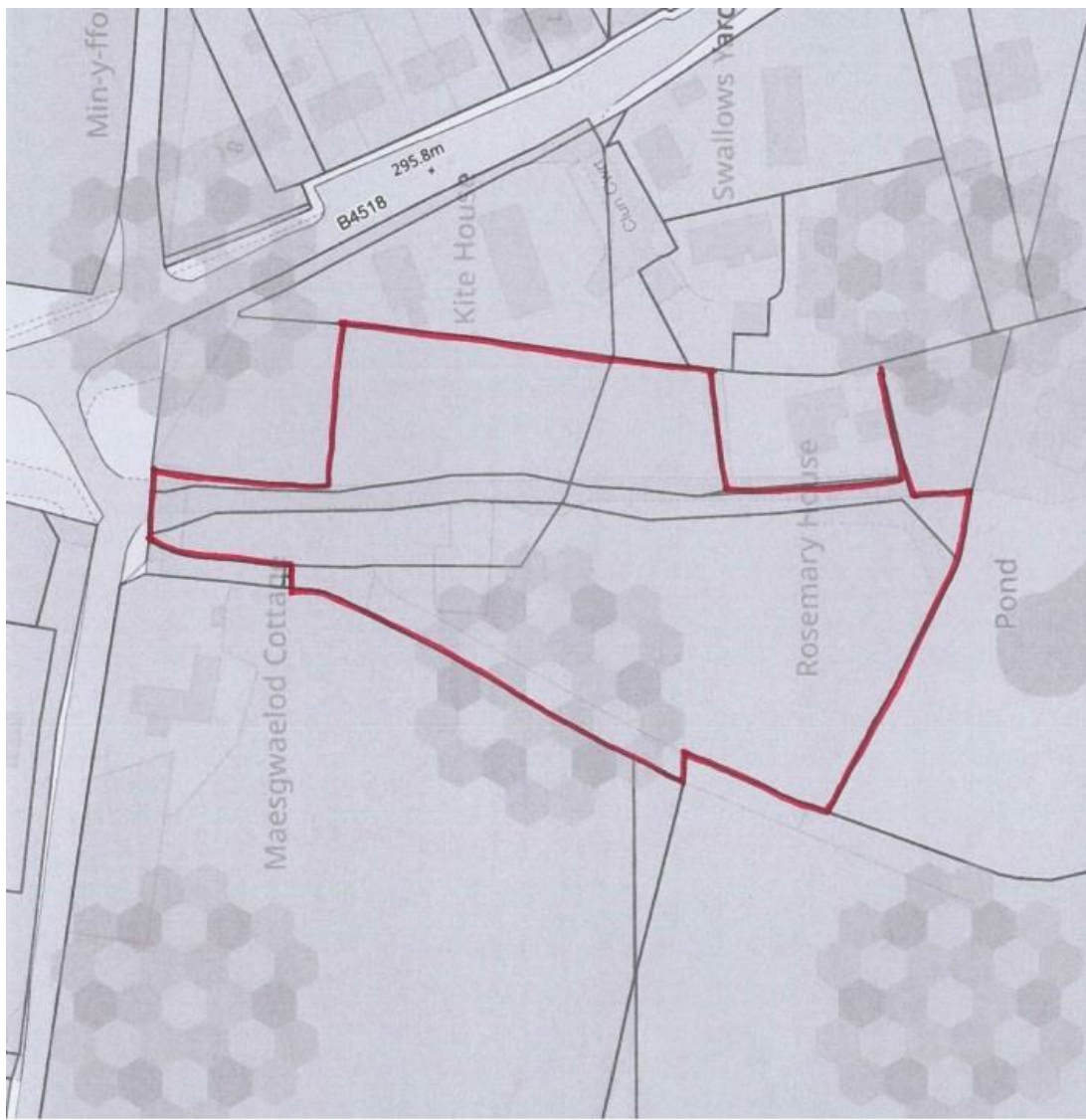
### PLANNING CONSENT Application 24/0005/CLP

The property has planning consent by certificate of lawful use of development being application 24/0005/CLP confirming that the proposed works were granted planning permission under application number PR499704 dated 17th October 2002 which has been lawfully implemented and remains extant for plots 1, 3 and 4 at Twin Lakes, Pant y Dwr, Rhayader.

Pictures are enclosed on our listing of the property when the footing were laid to illustrate the works that have been carried out historically.

### APPLICATION 24/0006/CLP

Certificate of Lawfulness for proposed erection of two dwellings at plots 5 and 6 as granted by planning permission PR499706 dated 06/10/2003 which remains extant and has been lawfully commenced. Plot 6 now called Rosemary House has been constructed and sold some years ago and is not part of this sale.



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,