

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



## Land at Oaklands Maesyfelin, Lampeter, SA48 7HS

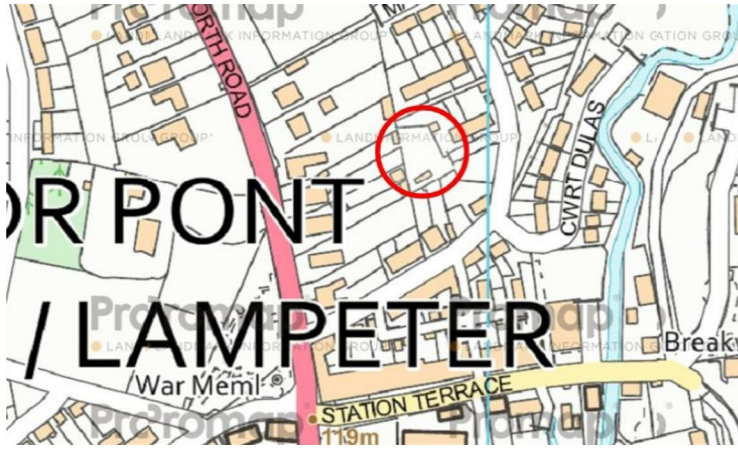
**Guide Price £135,000**

A valuable town centre development site within a residential locality, just off the town centre of Lampeter with outline planning consent for residential development of up to 4 dwellings subject to a 106 agreement where the owner is agreed to provide a contribution for the provisions of affordable housing which represents 10% of the gross development value of the development.

A rare development opportunity within a popular residential locality in the popular market town of Lampeter.



## Location



The property is located in a popular residential locality adjoining Maesyfelin residential development on the outskirts of Lampeter. The site is approximately 0.2 of an acre. The development site is within level walking distance of the town centre,

## Description



A generally level site with access from the Maesyfelin development, being a former builders yard with corrugated iron former storage building/ workshop thereon. The site is approximately 0.2 of an acre. This is a valuable opportunity for an achievable residential development within the town of Lampeter, which is rarely available.

## Planning consent



The property has been granted a planning consent for proposed residential development associated works, being application A240428, being subject to section 106 agreement. Copies of all relevant documents can be obtained from the sole selling agents.

## Viewing

At any time

## Services

We understand that main services are available close by, but subject to purchasers connecting the same and being responsible for all connection costs and requirements.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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