



Development Land Carway Road, Pontyates, Llanelli, Carmathen, SA15 5UU

Asking price £180,000

An opportunity of purchasing a 2 acre field that has the benefit of outline planning permission located in the village of Pontyates.

Pontyates offers a wide range of amenities for day to day needs as well as being conveniently located between the towns of Carmarthen and Llanelli.

The site is sloping to gently sloping but offers developers the opportunity of developing a small residential development having planning consent for 11 dwellings subject to a Section 106 Agreement.

****PLEASE NOTE CURRENT PLANNING HAS LAPSED AND INTERSTED BUYERS TO MAKE OWN ENQUIRES FOR PLANNING****

Carway Road, Llanelli, SA15 5UU

DIRECTIONS

From Carmarthen take the A484 Llanelli Road and after travelling through the village of Cwmffrwd keep to you left on to the B4309. Carry on this road to Pontyates, travel down the hill over the disused railway line and turn right next to the Rwyth Public house for Carway. Pass the lane that leads up to Tabernacle Chapel and the field will be immediately after on your left

PLANNING

Subject to a 106 agreement the planning will allow for 11 dwellings

1 One of the dwellings at the development is to be made affordable housing

2 A contribution of £1363 per dwelling plus £10,000 is paid towards Open Space/Play provision within the vicinity of the development and

3 A contribution of £40,000 is paid towards traffic calming measures

A section 106 Agreement will have to be entered into Prior to the release of the planning permission and the commencement of works

OFFER PROCEDURE

All enquiries and negotiations to BJP Residentialmarthen Office. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated. One of our panel of financial consultants will speak to you to qualify your offer. We may in some instances require proof of funds.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJP have visited the property, but have not surveyed or tested any appliances, services or systems at the property including heating, plumbing, drainage etc. The sellers have checked and approved the details however, purchasers must rely on their own and/or their Surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to it.

OFFICES

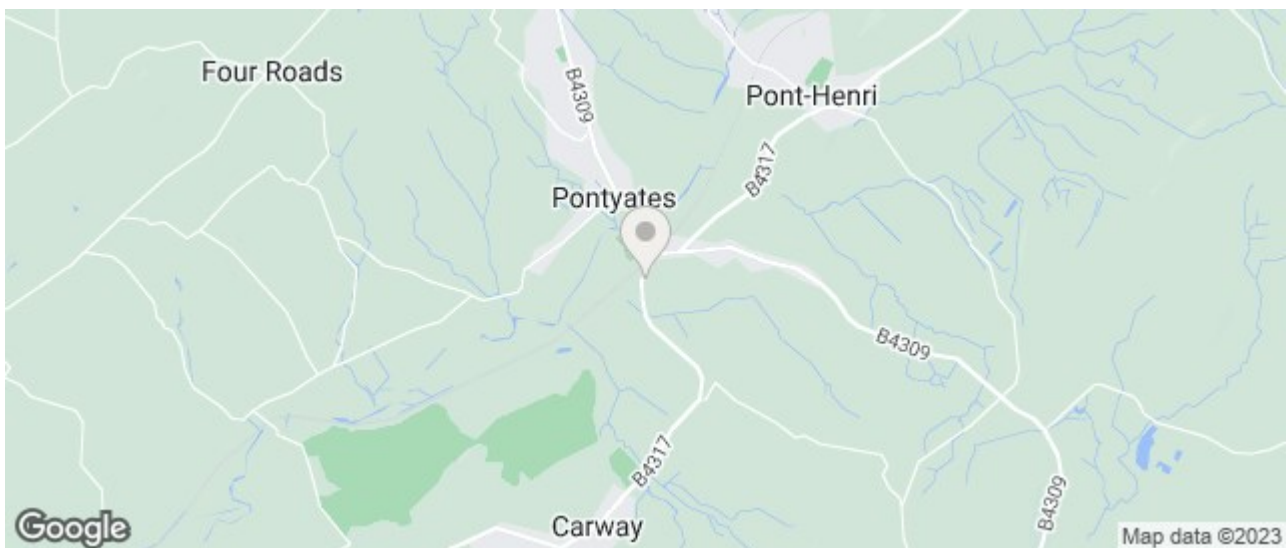
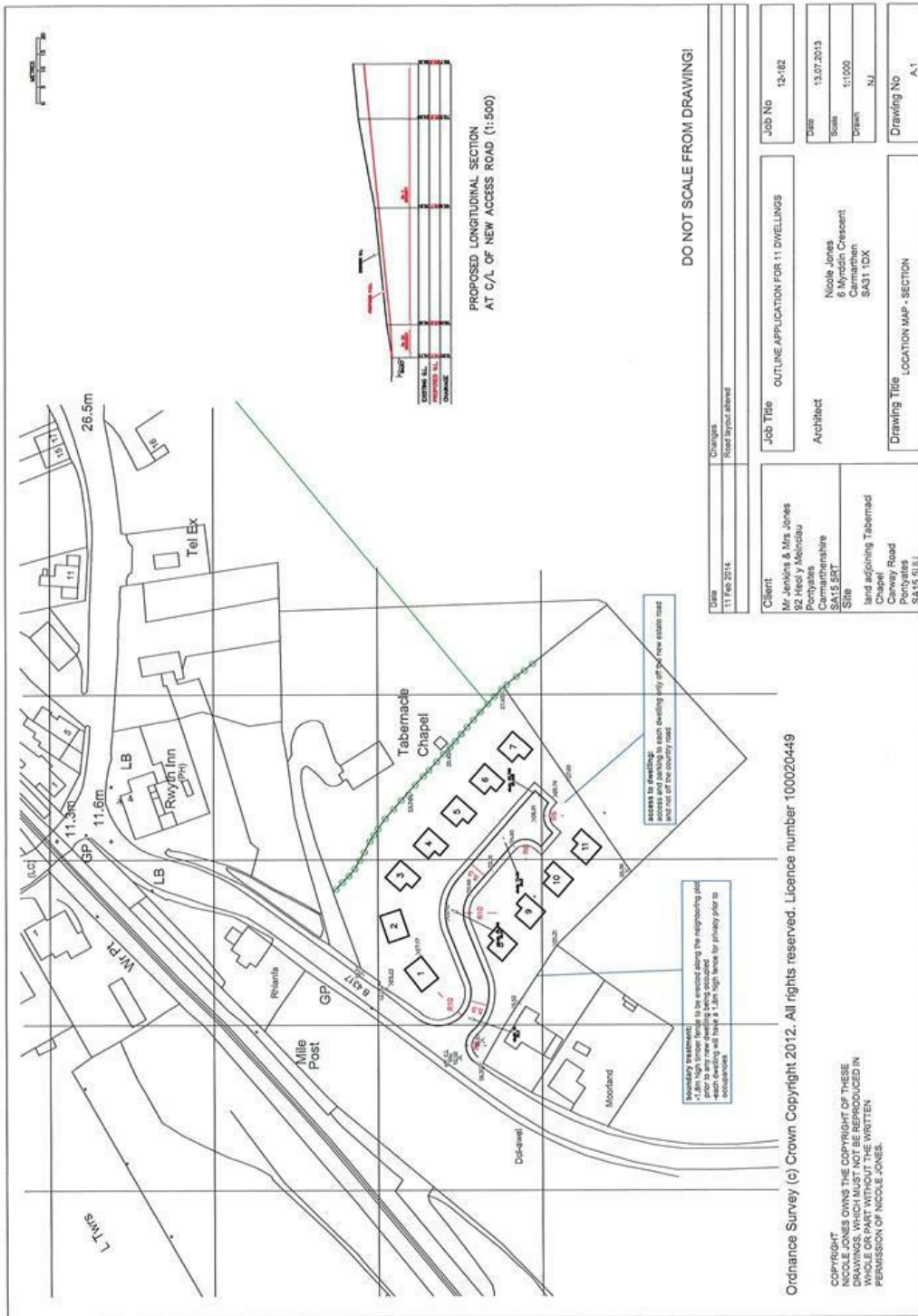
Carmarthen Office 01267 236363 Llandeilo Office 01558 822468

WEB SITES

View all our properties on www.bjpc.com www.rightmove.co.uk www.onthemarket.com

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



MB 25

H.M. LAND REGISTRY

TITLE NUMBER

WA 84572

ORDNANCE SURVEY
PLAN REFERENCE

SN4608-4708

Scale
1:2500

COUNTY

~~DIPED~~

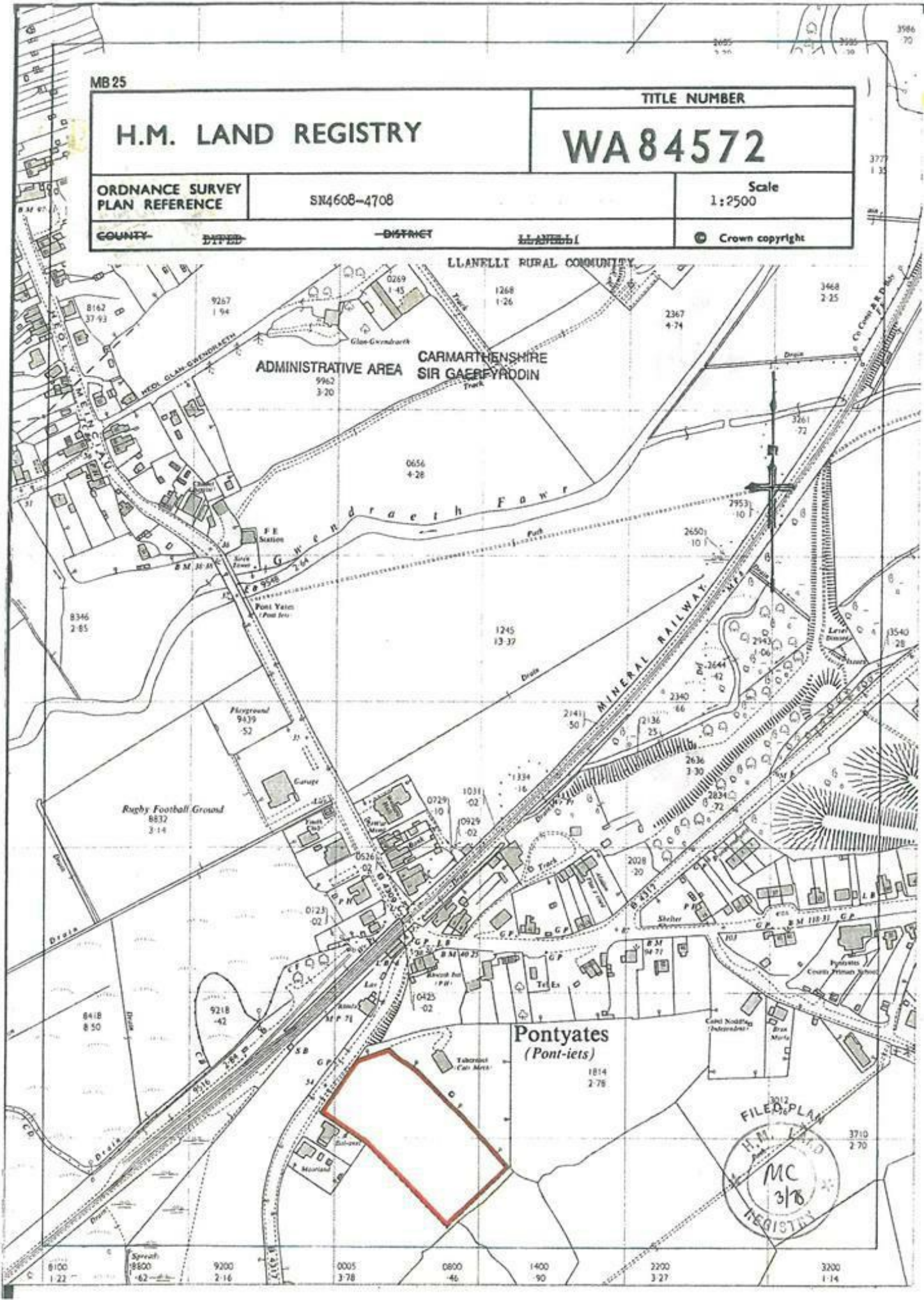
DISTRICT

~~LLANELL~~

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LLANELLI RURAL COMMUNITY

ADMINISTRATIVE AREA
CARMARTHENSHIRE
SIR GAERFYDDIN



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 Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

