



**The Property People**



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**Selwyn Forge Tenby Road, St. Clears, Carmarthen, SA33 4JP**

**Offers in the region of £300,000**





## DIRECTIONS

From Carmarthen travel west on the A40 to St Clears. At the roundabout on the outskirts of the town take the A477. Follow this road for a short distance and the gated entrance to the property will be found on your left.

## LOCATION

The site is located on the outskirts of the town of St Clears which offers a wide range of amenities for day to day needs including supermarkets, doctors surgery and vets, a popular spa, hotel and leisure centre nearby in Llangynin and there is a proposed opening of the railway station in the next 2 years. The market and administrative town of Carmarthen is 10 miles and the Historical township of Laugharne and Pendine famed for its long sandy beach are 4 and 5 miles respectively.

## PLANNING CONSENT

Planning consent was granted in March 2021 for the 'Demolition of commercial building (Selwyn Forge) and residential caravan; Replacement with 2 detached dwellings Ref: W/39959  
Copy of the planning consent available with the agents.

## SECTION 106

A contribution of £77.58 per sq metre of internal floor space for each proposed dwelling towards the provision of affordable housing

## THE BUILDING

130 Sq m of office or workshop spaces, has the benefit of double glazing, electric storage heaters together with kitchen and toilet/shower facilities  
See attached plan

## THE LAND

In all the site amounts to just over 1.5 acres with the development site, the area highlighted red on the attached plan being .69 of an acre and the area in blue being the paddock, .89 of an acre

## STATIC CARAVAN

In need of repair

## GARAGE

## OVERAGE CLAUSE

The vendors reserve the right to include an overage clause on the land for any future development.  
Further details from the agents

## SERVICES

We understand that all services i.e mains water, electric and drainage are connected to the site.

## FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate. NOT TO SCALE

## VIEWING

By appointment with the agents

## OFFER PROCEDURE

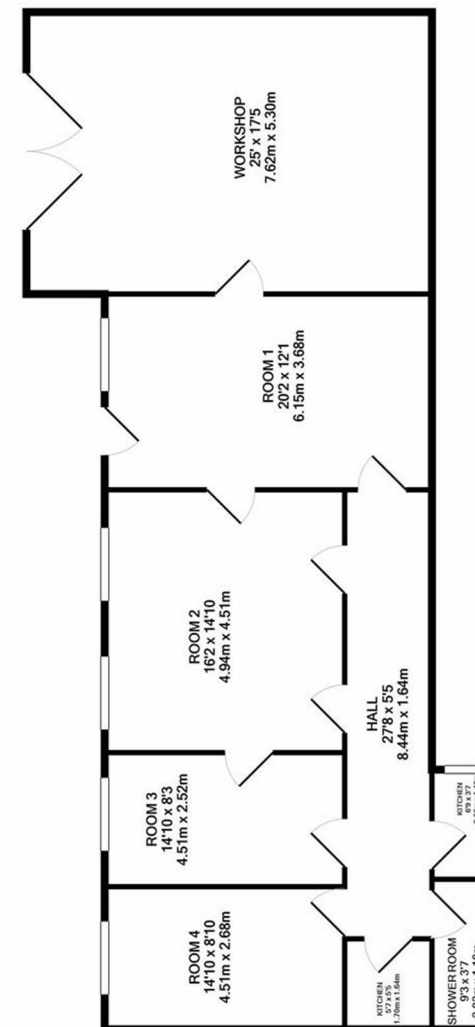
All enquiries and negotiations to BJP Residential. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of identification one being photographic evidence i.e drivers licence and the other a bank/building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## OFFICES

Carmarthen Office 01267 236363 Llandeilo Office 01558 822468 Cross Hands Office 01269 845576 or out of hours number 07989 296883

## WEB SITES

View all our properties on [www.bjpco.com](http://www.bjpco.com) [www.rightmove.co.uk](http://www.rightmove.co.uk), [onthemarket](http://onthemarket) and [www.zoopla.co.uk](http://www.zoopla.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements taken by hand and by eye are not guaranteed to be 100% accurate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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