



Pistyll Uchaf Barn Abergorlech, Carmarthen, Carmarthenshire, SA32 7TB

Offers in the region of £195,000

An attractive detached traditional stone barn set in secluded valley location on a traditional courtyard commanding fabulous views over rolling countryside towards the hills above the Cothi Valley. The building has the benefit of planning consent for conversion to a four bedroom residential dwelling and the property stands within mature grounds of approximately 2 acres with many mature trees and stream boundary.

Abergorlech, Carmarthen, SA32 7TB

THE BARN



A stone building arranged in two sections

. 40'5" x 18'4" (12.33 x 5.60)



. 34'2" x 18'4" (10.41 x 5.60)



GROUNDS



The barn stands in a courtyard setting shared with two other traditional buildings which also have consent for conversion. The grounds around the barn are spacious and undeveloped with many attractive mature native trees together with stream.

TENURE AND POSSESSION

We understand that the property is freehold and that vacant possession will be given on completion

Town & Country
Planning Act 1990



FULL PLANNING PERMISSION

MR A FRANCIS
PISTYLL UCHAF
ABERGORLECH
CARMARTHENSHIRE
SA32 7TB

Application No: E/24750 received: 13.05.2011 for:

Proposal : PROPOSED BARN CONVERSION (PREVIOUSLY APPROVED 29/09/2005 - E/10936)

Location : PISTYLL UCHAF, ABERGORLECH, CARMARTHENSHIRE, SA32 7TB

Carmarthenshire County Council HEREBY GRANT FULL PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) subject to the following condition(s):

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of two years from the date of this permission.
- 2 All windows and doors shall all be installed as painted or stained timber joinery.
- 3 The existing stone walls shall be re-pointed in a suitable lime-based mortar.
- 4 The proposed roof lights to be used in the roof of the existing barn shall be 'Conservation grade' and be flush-mounted.
- 5 The development shall be carried out in accordance with the approved method statement, bat survey and mitigation measures received in conjunction with this application.
- 6 Where any species listed under Schedules 2 or 4 of the Conservation (Natural Habitats, etc) Regulations 1994 is present on the site in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E, G, shall be carried out within the curtilage of the dwelling hereby approved (other than those expressly authorised by this permission) without the prior written permission of the Local Planning Authority.

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UKP SCANNED

Prior to the beneficial occupation of the dwelling hereby approved, the proposed vehicular access, parking and turning area shall be completed and hardsurfaced, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, parking or turning area, is to be obstructed by non-motorised vehicles.

- 9 The Registered Public Footpath 41/52 shall be preserved and protected at all times, and shall not be obstructed either during, or upon completion of the development.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2-4 In the interest of visual amenity. (Policy GDC17 of the UDP)
- 5-6 In the interests of protecting wildlife and to ensure that the development does not adversely affect a European Protected Species. (Policy EN5 & EN7 of the UDP)
- 7 In the interest of visual amenity and to prevent over-development of the site. (Policy GDC17 of the UDP)
- 8 In the interest of highway safety. [Policy GDC11 of the UDP]
- 9 To protect the public footpath

NOTE(S)

- 1 The development hereby permitted shall be carried out strictly in accordance with the 1:100, 1:500 & 1:5000 scale plans, received on 13 May 2011.
- 2 This planning permission is based upon the structural appraisal submitted with the application received on 13 May 2011. Any works of demolition, rebuilding, reconstruction or replacement of structural elements over and above that detailed in the structural appraisal and submitted plans will take the development outside the scope of the planning permission and will require a further full planning application and approval prior to the development being carried out.
- 3 Further advice and guidance from the Authority's Planning Ecologist is appended to this planning permission.
- 4 Further advice and guidance from Welsh Water is appended to the original planning permission.
- 5 Further advice and guidance from the Environment Agency is appended to this planning permission
- 6 Further advice and guidance from the Authority's Public Rights of Way Officer is appended to the original planning permission.

SUMMARY REASONS FOR APPROVAL

In accordance with Article 3 of the Town and Country Planning (General Development Procedure) (Wales) (Amendment) Order 2004, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan (comprising the Carmarthenshire Unitary Development Plan 2006) and material considerations do not indicate otherwise. The policies, which refer, are as follows:

- The proposed development accords with Policy GDC17 of the UDP in that the building is suitable for conversion without substantial alteration or extension. The proposed alterations/modifications have been carefully designed to integrate with the building and do not detract from the

character of the building. It is considered the building is substantially intact and capable of conversion without detrimentally affecting the character of the building. The building is of a traditional rural character and its future can best be secured through appropriate conversion.

DECISION DATE: 24.06.2011

SIGNED: _____

Graham Noakes
Graham Noakes
Senior Development Management Officer
for and on behalf of
EIFION W BOWEN, BSc, Dip TP, MRTPI
HEAD OF PLANNING

UKP SCANNED

EDUCATION



A wide range of state schools are to be found in Talley, Llanfynydd, Llandeilo and Carmarthen - www.carmarthenshire.gov.uk. Private schools include Llandovery College and Christ College, Brecon (independant schools www.isc.co.uk)

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SPORTING & RECREATIONAL



There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Llandeilo Farmers Hunt. The Rivers Towy and Cothi are noted for their Salmon and Sewin (Sea trout) fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Carreg Cennen castle, Dinefwr Park, Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION

The barn enjoys a slightly elevated location to take advantage of the wonderful surrounding scenery for which this area is renowned. It is approximately 7 miles from the A. 40 and the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 22 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

GRID REFERENCE

SN 585313

DIRECTIONS

From Llandeilo the property is located by taking the B.4302 towards Talley for just over a mile. Turn left signposted to Salem and proceed to village. Travel through the village and turn left at the cross roads. Travel on this road for approximately 1 1/2 miles to 'T' junction. Turn left here and travel on this road to the top of the hill and at the small cross roads proceed straight on down hill. You will meet the owners of the property at the first farmstead on the left hand side. They will take you to the property.

VIEWING

By appointment with BJP Property People

N.B.

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their

Surveyor's inspections and the 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.

PROOF OF IDENTITY



In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with:

- (i) proof of identity
- (ii) proof of current residential address

The following documents must be presented in all cases:

IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence

EVIDENCE OF ADDRESS: 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.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

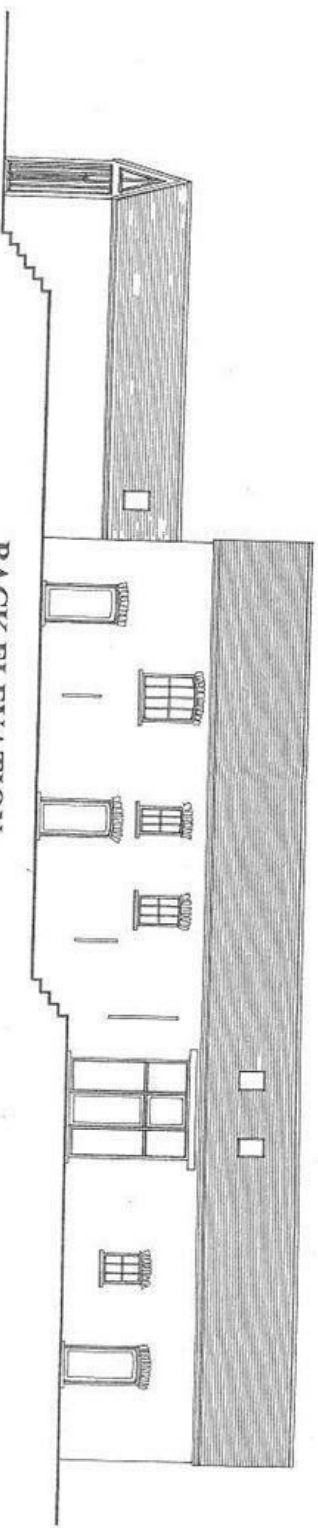
Contact one of our property offices to arrange an RICS

HOMEBUYERS SURVEY & VALUATION

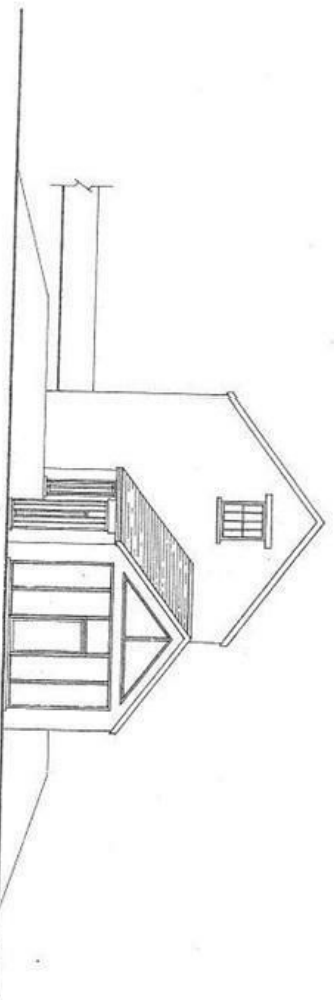
WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpc.com or www.onthemarket.com

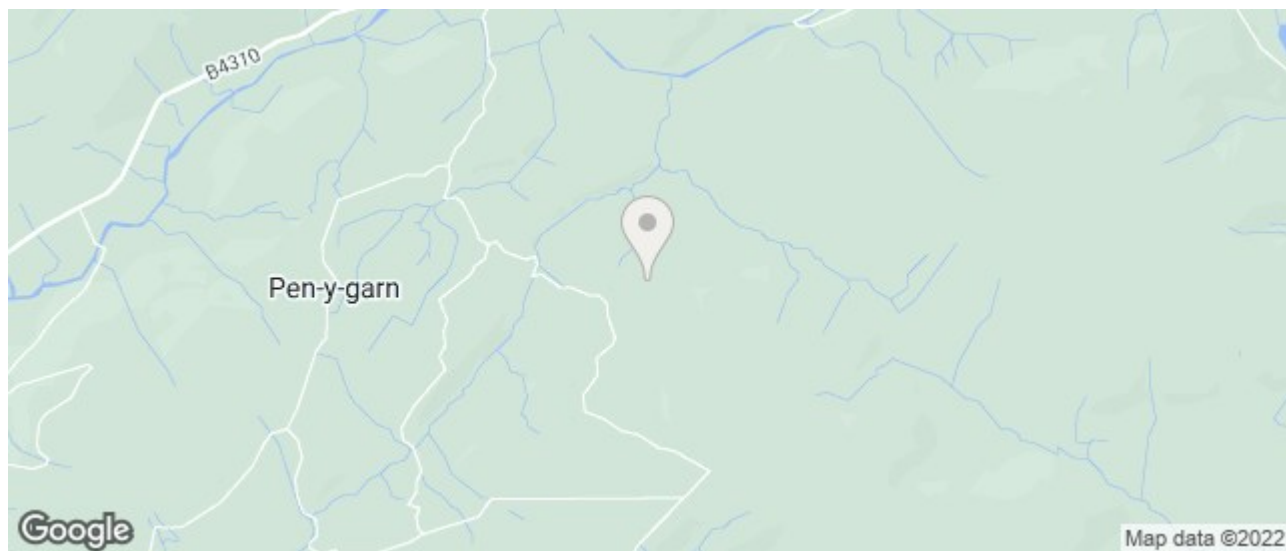
BACK ELEVATION



SIDE ELEVATION

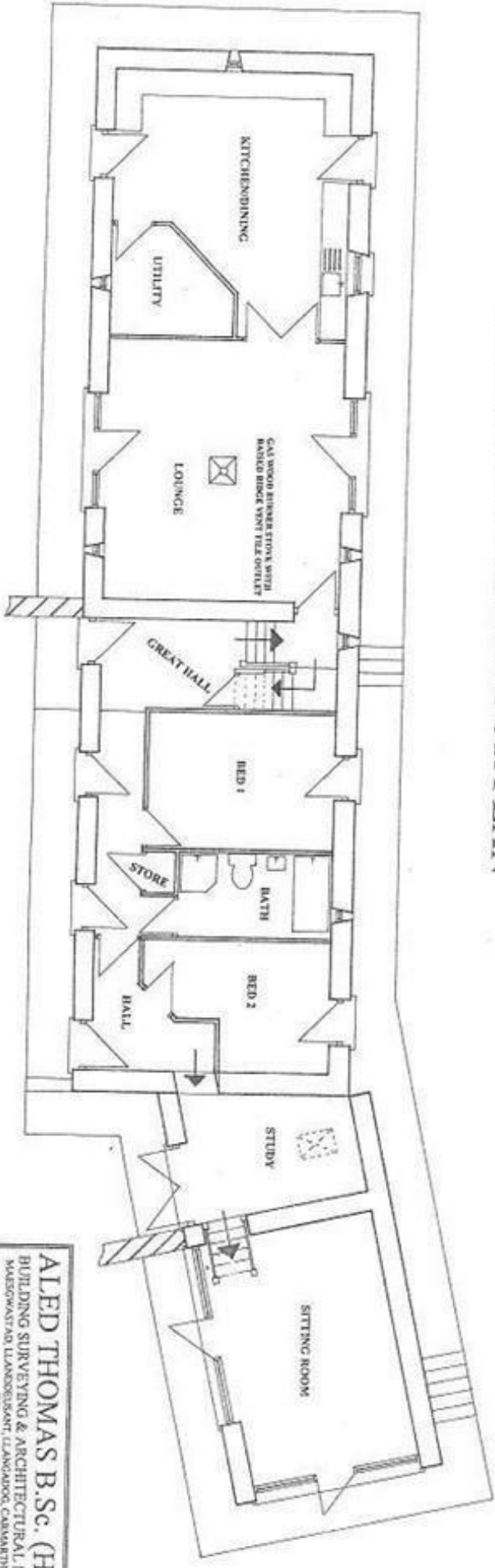


ALED THOMAS B.Sc. (HONS)
 BUILDING SURVEYING & ARCHITECTURAL DESIGN
 SODOR AVENUE, LLANDRONGANT, LLANIDNOG, CARDIFF, CARDIFF, CF23 5TB
 TEL: 01495 284 222
PROPOSED BARN CONVERSION
 MR & MRS FRANCIS
 PIST YLL UCHAF
 ABERGORLECH
 CARMARTHENSHIRE
 SCALE 1:100
PROPOSED ELEVATIONS
 NO 05
 BARN 2





PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

ALED THOMAS B.Sc. (Hons)
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PROPOSED BARN CONVERSION
 MR & MRS FRANCIS
 PISTYLL UCHAF
 ABERORLECH
 CARMARTHENSHIRE
 SCALE 1:100
**PROPOSED GROUND FLOOR
 AND FIRST FLOOR PLAN**
 NO 06
BARN 2