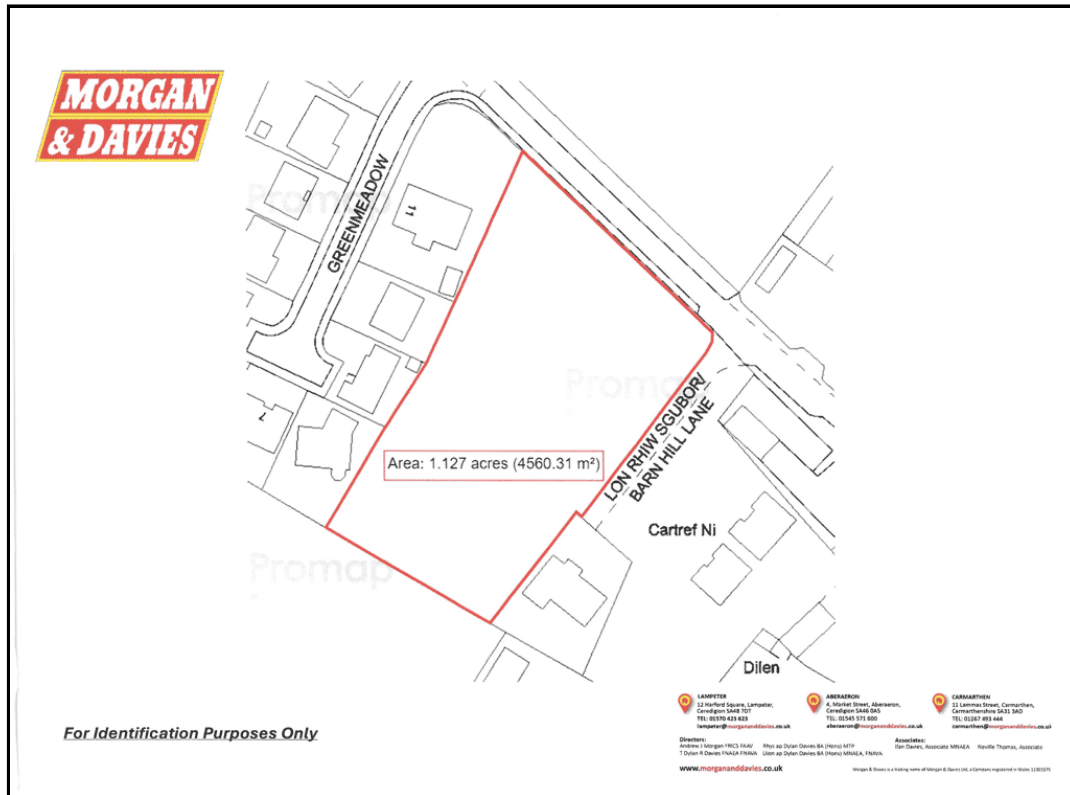


*A rarely available small residential development site of 1.127 acres or thereabouts in popular Carmarthenshire village, Nr Pencader, West Wales*



**Residential Development Land, Barn Hill Lane, New Inn, Pencader,  
Carmarthenshire. SA39 9AQ.**

**£325,000**

**D/2194/AM Guide Price**

\*\*\* Residential development land \*\*\* 1.127 acres or thereabouts \*\*\* Designated as being suitable for residential development by Carmarthenshire County Council \*\*\* Previously having benefited from consent for development  
\*\*\* The site has a shared access and roadside frontage available on application \*\*\*

This development is located within the popular rural hamlet of New Inn, close to the larger village of Pencader, approximately 1.5 miles and just 10 miles north of the County Town of Carmarthen, and equidistant to the University town of Lampeter to the north. 100m from the A485 Lampeter to Carmarthen road.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morganandd Davies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel: 01545 571 600  
aberaeron@morganandd Davies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morganandd Davies.co.uk

## **GENERAL**

A green field residential development site extending to 1.127 acres designated as being suitable for residential development by Carmarthenshire County Council and previously having benefited from consent for development.

The site has a shared access, but also direct roadside frontage for alternative entrance if desired.

## **PLANNING PERMISSIONS**

The land is incorporated within the adopted LDP residential allocation . Site identity SC20/H3

## **TENURE AND POSSESSION**

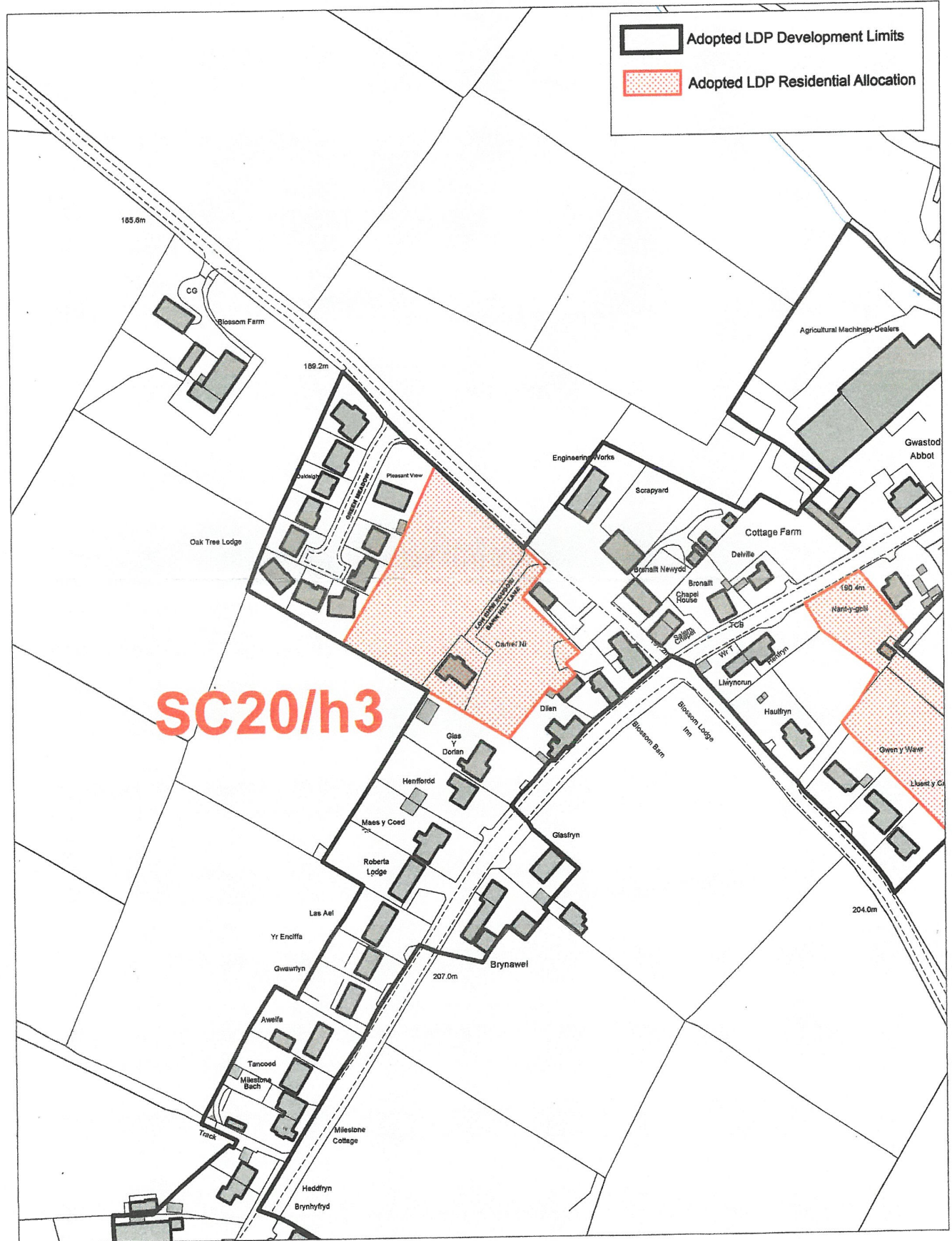
The land is of Freehold tenure and is to be sold by Private Treaty.

## **AGENTS COMMENTS**

Further details relating to Planning Consents are available by enquiring via the sole selling Agent's Lampeter office on 01570 423 623.

## **Services**

Mains water, mains electricity and mains drainage available.  
No connection fees have been paid at present.



For further information or  
to arrange a viewing on this  
property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>