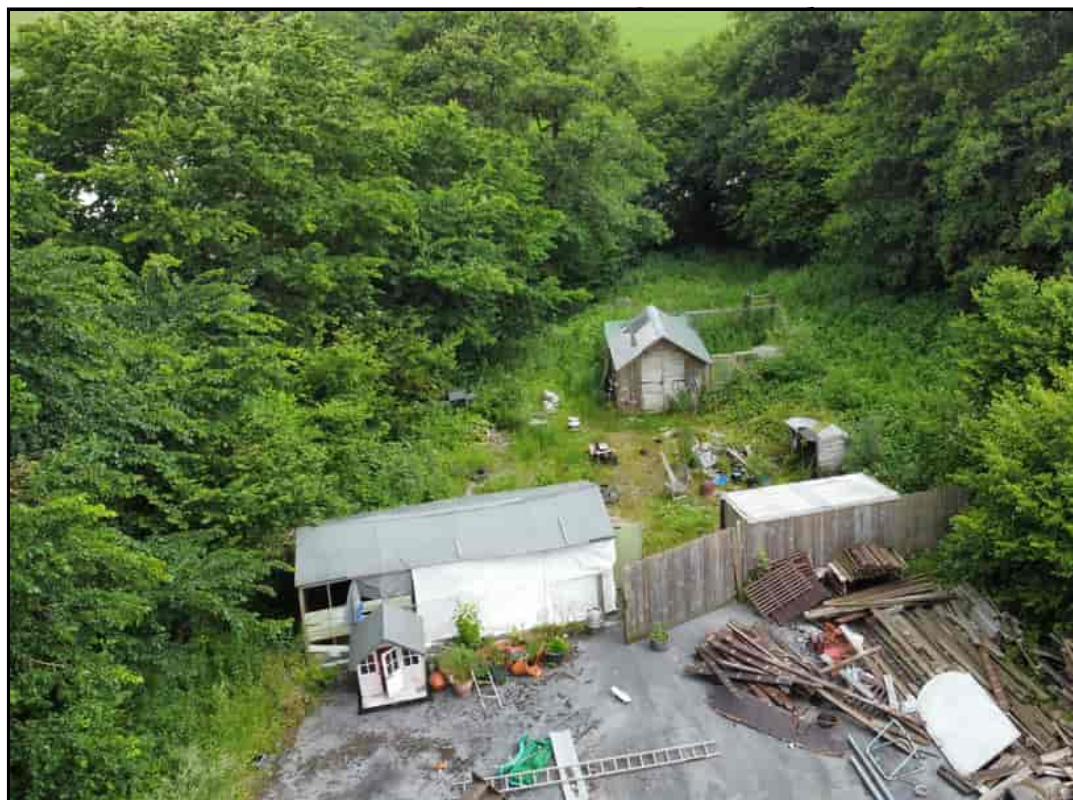


Full Planning Permission Granted for Proposed 2 Storey Dwelling in the Centre of the Village Of Whitemill. Nicely Tucked Away. Building Regulations Granted with the Work Having



Building Plot at, Whitemill, Carmarthen. SA32 7EN.

£85,000

D/2210/NT

Full Planning Permission granted for a New 2 storey dwelling house. Also having Building Regulations with Fee paid the the local Authority. Copies available. Situated just off the main village behind the Public house in a quiet and picturesque location. Partly bounded by stream and adjoins some mature woodland. Whitemill village nestles in the picturesque Towy Valley famed for its salmon, trout and sewin fishing. 3 Miles approx from the county town of Carmarthen 14 from Llandeilo. The new cycle track between Abergwili and Llandeilo part of which is open is accessible from Whitemill.



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



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



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

Location

Situated in the village of Whitemill in the heart of the picturesque Towy Valley the river being well known for its salmon, sewin and trout fishing. Where Redkites are seen flying above the valley and the newly opened cycle track linking Abergwili and Llandeilo touches the edge of the village with garage and shop nearby. 3 miles from the county town of Carmarthen which offers national and traditional retailers, market, Lyric theatre and cinema along with schools, eateries and bus and rail station. Llandeilo a quaint and popular town with popular eateries, Gin bars and shops are found. Good access to Aberglasney Gardens and National Botanic Gardens of Wales are nearby.

Planning & Building Regulations

Planning was granted to application number W/26803 on the 21/ 08/2012 for a 2 storey 4 bedroom dwelling house. can be viewed from the carmarthenshire county council web site or request a copy from the selling agents.

Building Regulations were applied and paid for to reference 70161 on the 03/07/2017 copies available.



Services

Prospective purchasers should make their own enquiries regarding connection charges, We are informed that Mains water and electric are nearby.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

FULL PLANNING PERMISSION

L PHILPOTT
WHITE MILL INN,
WHITEMILL
CARMARTHEN
SA32 7EN

1,5000
85,000

Application No: **W/26803** received: 02/07/2012 for:

Proposal : PROPOSED NEW 2 STOREY DWELLING HOUSE

Location : WHITE MILL INN, WHITEMILL, CARMARTHEN, SA32 7EN

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 five years from the date of this permission.
- 2 No development shall commence until a detailed landscaping scheme including boundary treatments for the whole site including the retention of any existing landscape features and the indication of species, size and number of features to be planted, retained or erected is submitted to and specifically approved in writing by the Local Planning Authority. The scheme shall be implemented in the first planting season following commencement of the development or at such other time as may be specifically approved in writing by the Local Planning Authority.
- 3 Any features planted, retained or erected in accordance with condition no. 2 above subsequently removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with trees of similar size and species to those originally planted to the satisfaction of the Local Planning Authority.
- 4 No development shall commence until full details of the method of surface water disposal are submitted to and agreed by the Local Planning Authority. The approved scheme shall be implemented as agreed prior to the beneficial use of the dwelling hereby approved.
- 5 Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary, and shall open inwards into the site only.
- 6 There shall at no time be any growth or obstruction to visibility within 2m of the road frontage of the site above 0.9m above the adjacent carriageway crown to the east of the access and a visibility splay shall be created measuring 2m x 33m to the west of the access.

- (ii) No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.
- (iii) Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by him.
- (iv) It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway.

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 (UDP) 2006) and material considerations do not indicate otherwise. The policies which refer are as follows:-

- The proposal complies with Policy H2 of the adopted Unitary Development Plan in that the proposed amendment does not lead to any utility concerns, is of appropriate design and would not cause significant concerns with amenity or highways considerations.

DECISION DATE: 21/08/2012

SIGNED: _____

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

Material workmanship & construction are to conform with current British Standards, Codes of Practice, Agreement Certificates & Manufacturers recommended specifications and are to fully comply with the Building Regulations, related approved documents & legislation.

All services are to be installed in accordance with statutory authority regulations & by-laws.

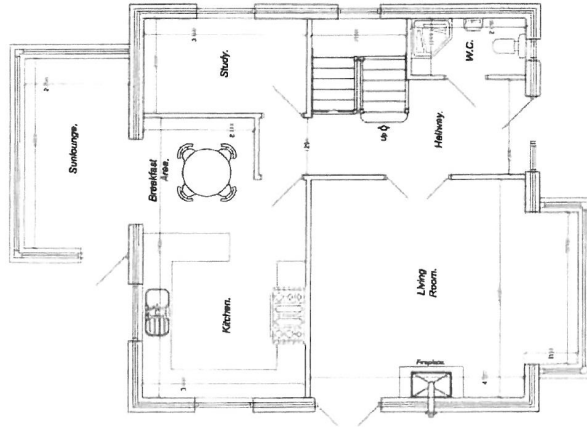
SAFETY:

All builders' practices are to comply with:

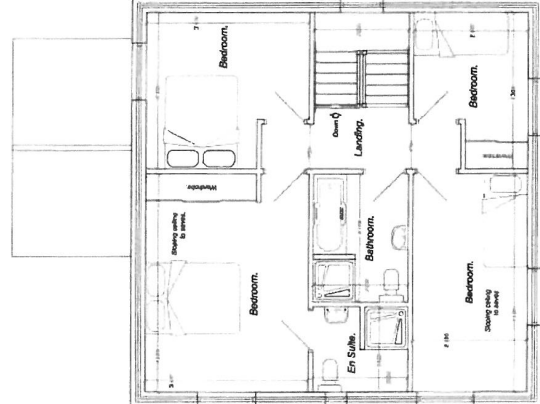
- The Health & Safety at Work Act 1974.
- The Management of Health & Safety at Work 1988.
- The Construction Health & Safety (Welfare) Regulations 1988.
- The Construction (Lifting Operations) Regulations 1961.
- The Construction (Head Protection) Regs. 1989.
- The Construction (Design & Management) Regs. 2007.
- COSHH regs.
- POWER regs.

Manual Handling reqs.

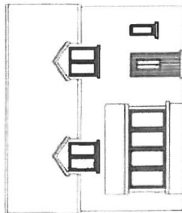
go to www.hse.gov.uk for further info.



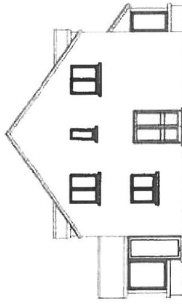
Proposed Ground Floor Plan.



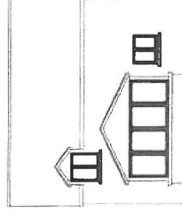
Proposed First Floor Plan.



Proceedings From! Elevation (S.F.)



Proposed Slide Elevation (ME)



Approved By: *Elizabeth Miller*

Site Plan @ 1:200.

amended

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

11 IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO
LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCING WORK? O-
NE HAS NOT YET CHANGED LOCAL OR COMPANY POLICY TO
END TWO SERVICES FOR THE PROPOSED WORKS
IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO
ENSURE THE INCORPORATE PARTY IN ALL PROCEEDINGS HAVE
BEEN TOLD WHERE APPLICABLE
THE RECOMMENDED ALL WORKS TO EXISTING ELEMENTS ARE
TESTED FOR PROBLEMS PRIOR TO THE STARTING OF AN
APPROVED QUALIFIED CONTRACTOR PRIOR TO
COMPLETION
EXACT BOUNDARY POSITIONS SHOULD BE DETERMINED ON

Einlebens

Grey slated/tilled roof covering.
Painted pastel coloured smooth render finish (note tender colour shown on plans is indicative only may be altered on site).

11/20/2010 10:00 AM

Black upvc rainwater goods &

Plans have not received Building Regulations consent & should not be used for construction

REV	DESCRIPTION	DATE
A	Planning.	31.7.11
B		
C		
D		

Davies
Richard

DESIGN LTD.
42 RHOSMAEN STREET
LLANDEILO
CARMARTHENSHIRE
SA19 6HD
TEL - 01558 823351
FAX - 01558 824511

CLIENT: Mr & Mrs Phillips

DB TITLE: Proposed new dwelling at
Whitemill Inn,
Whitemill,
Carmarthen,
Carm.,
SA32 7EN

DRAWING TITLE:
Plans & Elevations

DRAWING STATUS: *Planning.*

TIME: 1:50, 1:100 & as shown.

DRAWN BY: G.R.R.	DATE: March '12.
------------------	------------------

PLAN No
1289-01.

[illegible]

GENERAL NOTES:

Material workmanship & construction are to conform with current British Standards Codes of Practice. Signment Certificates & Product Declaration are to be submitted with the Building Regulations related approved documents & legislation.

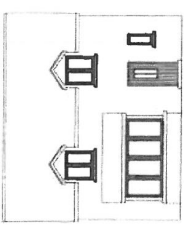
All services are to be installed in accordance with statutory authority regulations & by-laws.

SAFETY:

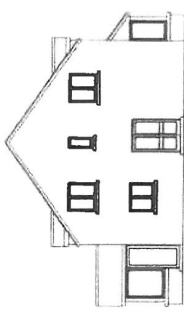
All builders practices are to comply with:

- The Health & Safety at Work Act 1974
- The Management of Health & Safety at Work 1999
- The Construction Health & Safety Regulations 1996
- The Construction (Design & Management) Regulations 1997
- The Construction (Safety) Regulations 1981
- The Construction (Health, Protection & Safety) Regulations 1988
- The Construction Design & Management Regulations 2007
- CONSTRUCTION (Safety) Regulations 1981
- CONSTRUCTION (Health, Protection & Safety) Regulations 1988
- CONSTRUCTION (Design & Management) Regulations 2007
- CONSTRUCTION (Safety) Regulations 1981
- CONSTRUCTION (Health, Protection & Safety) Regulations 1988
- CONSTRUCTION (Design & Management) Regulations 2007

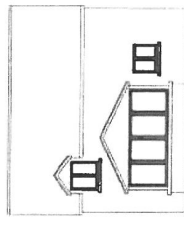
Go to www.hse.gov.uk for further info.



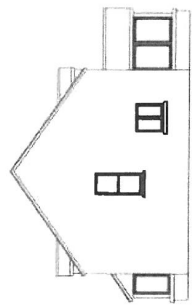
Proposed Front Elevation (S.E.)



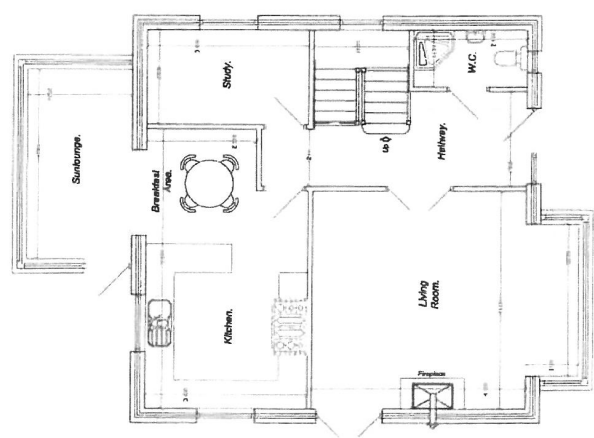
Proposed Side Elevation (N.E.)



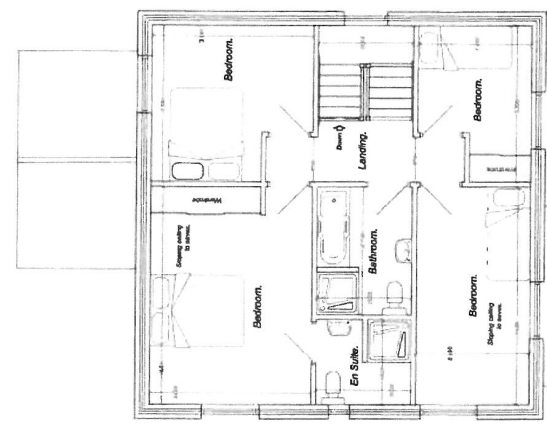
Proposed Rear Elevation (M.W.)



Proposed Side Elevation (S.W.)

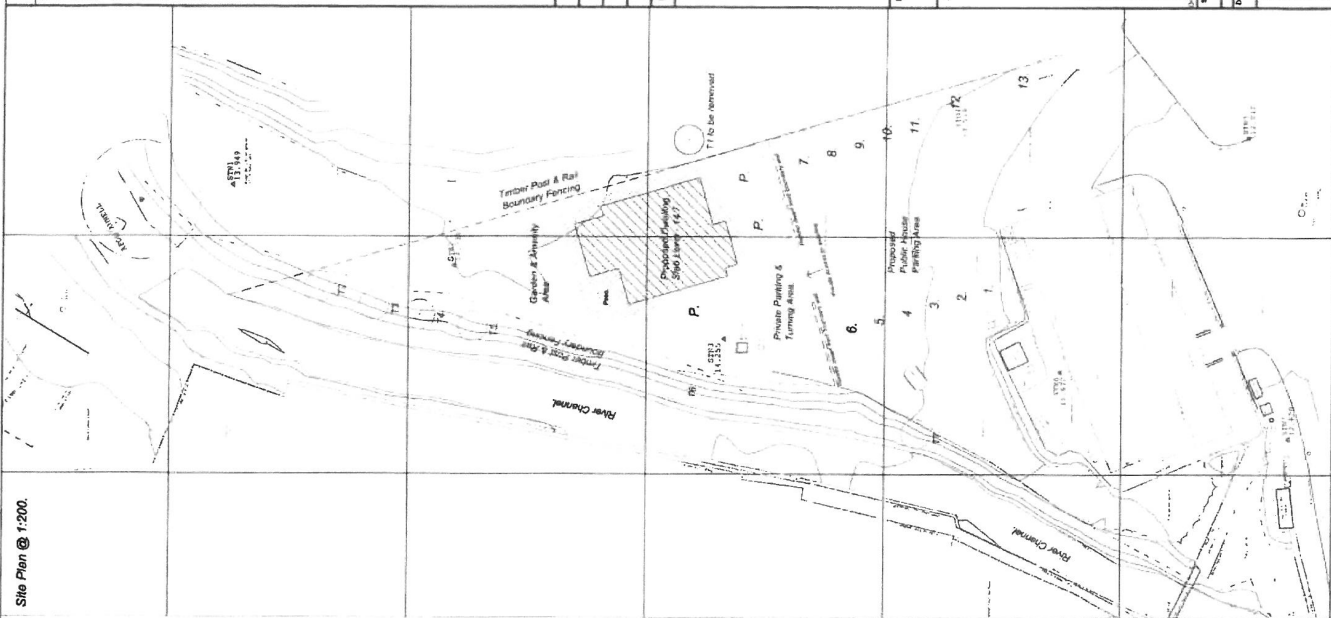


Proposed Ground Floor Plan.



Proposed First Floor Plan.

Site Plan @ 1:200.



Amended

<p>DO NOT ALL</p> <p>ALL WORKS TO BE COMPLETED BY THE END OF THE YEAR 12.</p> <p>IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND ANY OTHER AGENCIES CONCERNED. THE CLIENT IS ADVISED THAT THE LOCAL AUTHORITY MAY REQUIRE THE CLIENT TO OBTAIN CONSENTS FROM THE LOCAL AUTHORITY AND ANY OTHER AGENCIES CONCERNED. THE CLIENT IS ADVISED THAT THE LOCAL AUTHORITY MAY REQUIRE THE CLIENT TO OBTAIN CONSENTS FROM THE LOCAL AUTHORITY AND ANY OTHER AGENCIES CONCERNED.</p>	<p>FINISHES:</p> <p>Grey slate/dressed roof covering.</p> <p>Painted pastel coloured smooth render finish (note render colour shown on plans is indicative only & may be altered on site).</p> <p>White UPVC Windows & doors.</p> <p>Black UPVC rainwater goods & white weatherboards.</p>	<p>Plans have not received Building Regulations consent & should not be used for construction purposes.</p>	<table border="1"> <tr> <td>D</td> <td></td> <td></td> </tr> <tr> <td>C</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td></td> <td></td> </tr> <tr> <td>A</td> <td>Planning.</td> <td>31.7.12</td> </tr> <tr> <td>REV</td> <td>DESCRIPTION</td> <td>DATE</td> </tr> </table>	D			C			B			A	Planning.	31.7.12	REV	DESCRIPTION	DATE	<p>Davies Richards</p> <p>DESIGN LTD.</p> <p>42 MANAGEN STREET</p> <p>LANDELO</p> <p>CARMARTHENSHIRE</p> <p>SA31 3JH</p> <p>TEL: 01558 823351</p> <p>FAX: 01558 824511</p> <p>EMAIL: info@daviesrichards.co.uk</p> <p>WEB: www.daviesrichards.co.uk</p>	<p>CLIENT:</p> <p>Mr. & Mrs. Philipott.</p>	<p>JOB TITLE:</p> <p>Proposed new dwelling at: Whitmill Inn, Whitmill, Carmarthen, Carmarthen, SA32 7EN.</p>	<p>DRAWING TITLE:</p> <p>Plans & Elevations.</p> <p>DRAWING STATUS:</p> <p>Planning.</p>	<p>SCALE:</p> <p>1:50, 1:100 & as shown.</p>	<p>DRAWN BY:</p> <p>G.R.R.</p> <p>CHECKED BY:</p> <p>March '12.</p>	<p>PLAN NO.</p> <p>1288-01.</p> <p>REVISION</p> <p>A.</p>
D																									
C																									
B																									
A	Planning.	31.7.12																							
REV	DESCRIPTION	DATE																							

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

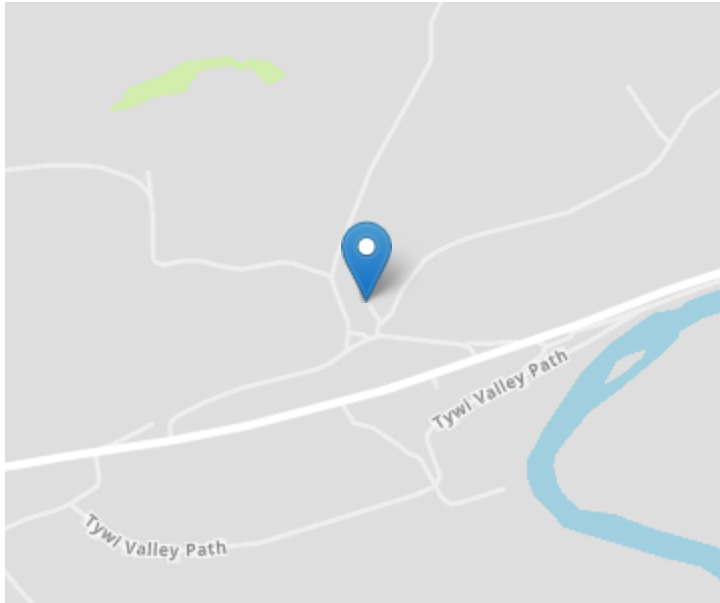
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : From Carmarthen take the A 40 east towards Llandeilo pass through Abergwili and turn left for Whitemill village. Enter the village and the Public House Whitemill Inn will be found on the Left. Immediately next to it the plot will be found behind the pub.

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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



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