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Since 1989

An exclusive and rare Development Site of 9 houses on the edge of the historic and popular Market Town of Llanbydder, West Wales



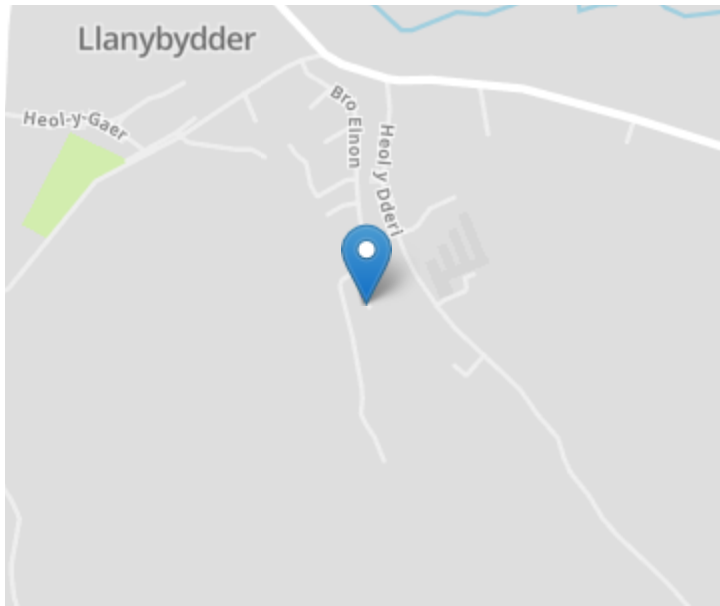
Development Site at Bro Einon, Llanbydder, Carmarthenshire. SA40 9SF.

REF: D/2158/LD Offers Over

£200,000

*** An exclusive and rare Development Site *** Picturesque semi rural position - Edge of popular and historic Market Town of Llanbydder *** Unique opportunity with Planning Permission granted for nine dwellings *** Electric, water and drainage connection on boundary of site *** Large paddock to the rear with mature tree hedge line - Offering exciting development potential (subject to consent)

*** Planning Permission obtained for 8 semi detached houses and 1 detached house *** The current Planning Permission could be increased or decreased with the additional land (subject to consent) *** An attractive and convenient site - Positioned on the edge of Bro Einon Estate *** Countryside views and with a delightful river boundary *** The site benefits from good access through an existing development *** The Planning Permission does include erection of 1.5 Affordable Homes *** The site does offers great versatility *** 25 minute drive to the County Town of Carmarthen - With access to the M4 Motorway and National Rail Networks *** 20 minute drive to the renowned and beautiful Cardigan Bay Coastline *** We are advised that all revised matters are addressed and that the site Planning Permission is on going



LOCATION

The exciting Development Site is located on the edge of Bro Einon Development on the outskirts of the popular and historic Market Town of Llanbydder. Llanbydder itself offers a good range of local amenities and lies at the heart of the Teifi Valley, 5 miles from the University Town of Lampeter, 17 miles from the County Town of Carmarthen and on a regular Bus Route connecting you to the neighbouring Towns and the Ceredigion Heritage Coastline. The Georgian Harbour Town of Aberaeron is a 15 minute drive.

THE OPPORTUNITY

Here lies an exciting development opportunity in one of the most popular and historic Towns within the beautiful Teifi Valley.

Planning Permission exists for the erection of 9 dwellings which are planned as eight semi detached houses and one detached house.

We are informed by the Seller there is a £20,500 payment to be made to Carmarthenshire County Council Planning Department on commencement of the development. Further information is available via Carmarthenshire County Council Portal. Reference Numbers W/30639 and W/39176.

There is also a Section 106 in place with 2 properties allowed as Affordable Homes.

The current layout and plans are all attached to the marketing brochure and further documents are available via Carmarthenshire County Council Planning Portal.

The site layout does offer versatility and further development potential. As a whole the site extends to approximate 3.5 acres in total, split into two paddocks, with the first paddock benefiting from Planning Permission and a Certificate of Lawfulness for a Proposed Use Development.

The site itself is positioned on the edge of the popular Market Town of Llanbydder enjoying a semi rural position with delightful surroundings.

If you do require any further information in regards to the development please contact the Sole Selling Agents Office on 01570 423 623 or lampeter@morgananddavies.co.uk

Should you require a site visit please inform the Selling Agents of your preferred time and date and appropriate arrangements can be made.

THE DEVELOPMENT SITE (FIRST IMAGE)**THE DEVELOPMENT SITE (SECOND IMAGE)****REAR PADDOCK (FIRST IMAGE)****REAR PADDOCK (SECOND IMAGE)****Services**

We are advised that mains water, mains electricity and mains drainage are on the boundary of the site.

Directions

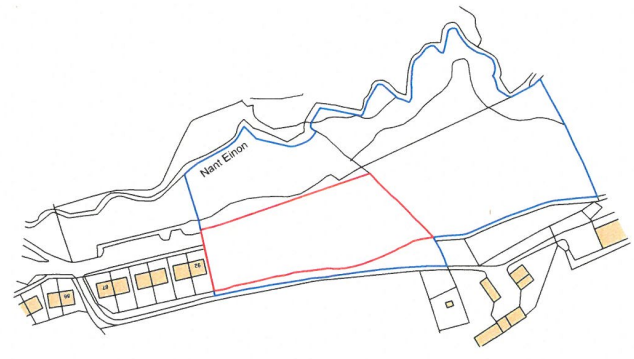
From Lampeter take the A485 to Llanybydder. On the square in Llanybydder turn left by the Crosshands Public House (opposite Nisa Store). Continue to the next right hand turning by Aberduar Chapel and then turn immediately left. Continue through Bro Einon Development to its conclusion. The boundary of the site will be positioned in front of you, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

NOTES
This drawing is produced in accordance with the Planning Regulations and should be read and used in conjunction with all other relevant drawings and documents submitted by client.
OS map accuracy (Location and block, developed by OS data owner). Available based on site subject to existing boundary lines, etc. This is a CAD produced drawing and should not be amended by hand. (Autodesk LT 2018)



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BLOCK PLAN - 1/500



LOCATION PLAN - 1/1250

PLANNING ISSUE	
Garniel Designs Limited Business Design Services Garniel, Ty'nneu, Llanybydder, Gwynedd, LL57 2JZ Tel: 01779 753245 Email: Carniel@gniel.com	
Job title: Proposed development at Bro Emon, Llanybydder.	
Drawing title: Block and Location plan	
Job no: GD.L074/04	Drawing no: 4
Print on A1	Revision table
Scale: 1:250	Date: 18th May 2018
1:500	Drawn by: G. Thomas

