

*Rare and exciting redevelopment opportunity edge village location 1.475 acres with country house extensive land and outbuilding within Carmarthen LDP.*



Y Neuadd, Llanybydder, Carmarthenshire. SA40 9UA.

£500,000

**A/5376AM - GUIDE PRICE**

\*\*\*Extensive edge of village site having frontage to the A485 Lampeter to Carmarthen road.\*\*\* Within the popular market town of Llanybydder and having the benefit of mains service availability.\*\*\* Y Neuadd is a well known distinctive village residence now in need of comprehensive upgrading and is offered together with an extensive level former pasture meadow which falls within the Local development plan for Carmarthenshire County Council.\*\*\* It is considered that the site has exciting redevelopment opportunities and could accommodate around 20 dwellings equating to a density of 35 dwellings per ha which is considered to be suitable for the location within a defined settlement for the region. \*\*\*The land lies within the settlement boundary for Llanybydder, a local service centre. Extensive frontage to main "A" road and return frontage to a further local service lane.\*\*\*



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

## General

The placing of Y Neuadd on the open market provides prospective purchasers with an exciting opportunity to acquire this 1.475 acre property. The property is a former residential smallholding and has extensive land that has immense alternative use appeal, particularly for residential definition.

The site layout could possibly demonstrate that it could accommodate up to 21 dwellings which would be in keeping with the character of the surrounding area. The proposed use of the 0.6 ha site to provide 21 dwellings would equate to an acceptable density of 35 dwellings per hectare as defined under the Carmarthenshire Local Development Plan (Candidate Site Representation). This is believed to be considered suitable for the location within a defined settlement of the region. The land is not currently used and is vacant previously a residential smallholding and is readily available for development. The availability of the land is considered to assist the Local Authority in meeting their housing needs provision for the locality.

The site is located within the town of Llanybydder which benefits from a wide range of services and facilities, all are within convenient walking distance including junior school, public houses, hotels, garage, convenience stores and Post Office and centres of employment.

## The Dwelling

The dwelling has been vacant for a number of years and requires comprehensive renovation and or demolition and could be remodeled to provide a most attractive country house within its own grounds together with an extensive range of former stables and coach house also falling within this local development plan. In total 1.475 acres, further details available from the sole selling Agents, Lampeter Office Tel; 01570-423623



## The Land

The land is not defined as being of any special landscape/nature conservation/ecological interest and it is not afforded any such protection status within the current local development plan.





### **The Existing House**

This is a vacant dwelling and requires comprehensive renovation. Further details as regards the proposed development are available by applying to the sole selling agents for discussion, Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion.

### **Coach House**

There is a further range of stone and slate stables and Coach House which again has alternative use appeal.



### **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 Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will

be vacant on completion. No onward chain.

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - E

### **VIEWINGS**

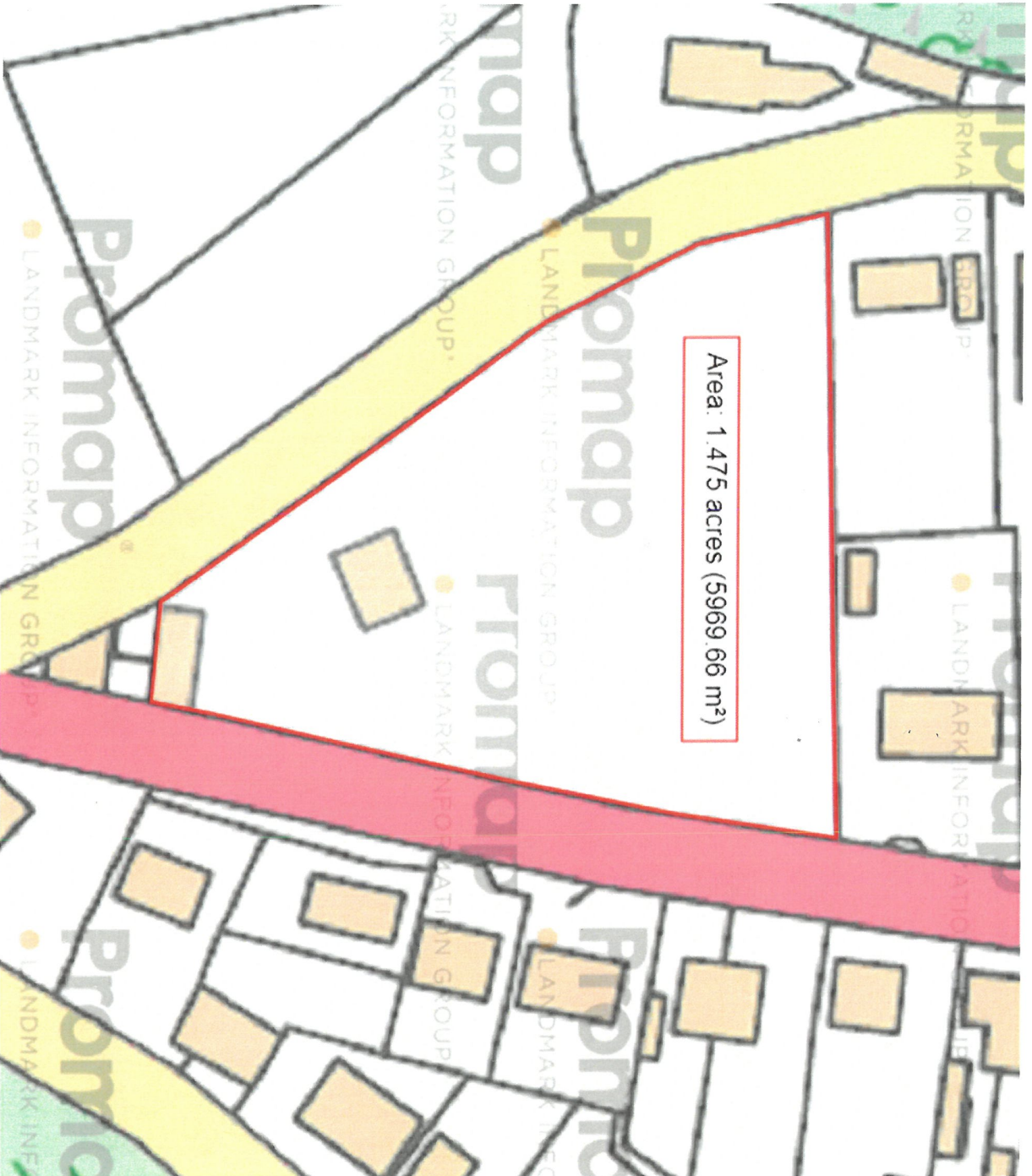
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 Facebook and Instagram Pages

### **Services**

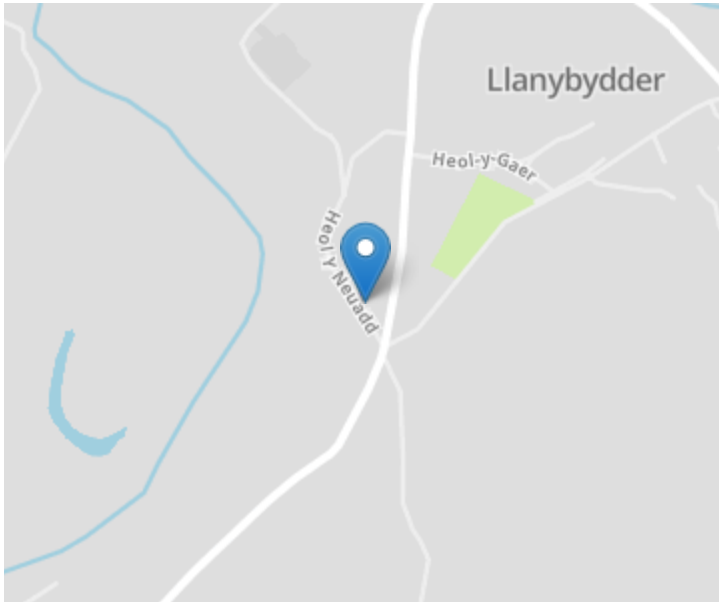
Mains services are believed to be available in this locality. The purchasers should satisfy themselves as to connections available under the usual statutory providers agreements.



**For Identification Purposes Only**

## Directions

The property is located on the edge of the market town of Llanbydder by taking the back road "*no through lane*" from Gwrdy Mawr towards Llanbydder Market. The property being the first property on the right hand side off that lane.  
Grid Reference No. 522435



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>



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