

Regulated by:



**RICS**



Since 1989

*Valuable development site close to A40 trunk road in strategic West Wales town of Whitland.*



**Development Land / Re-development site at Westgate West Street, Whitland,  
Carmarthenshire. SA34 0AE.**

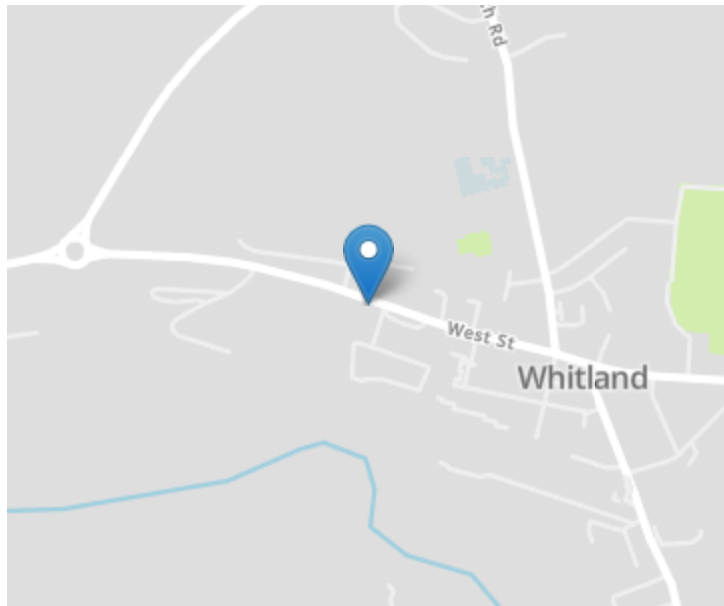
**D/2165/AM Price On Application**

\*\*\*The site is level with good access off a Council highway and is within level walking distance of all amenities offered within this small West Wales market town.\*\*\*A well situated and valuable re-development site located within the community of Whitland.\*\*\* Suiting B1 (business), B2 (general industrial), B8 (storage or distribution), or alternatively potential for residential development.\*\*\* Main services are available including water, electricity and drainage.\*\*\*

Local Authority Carmarthenshire County Council, County Hall, Spilman Street, Carmarthen. Planning Officer: Charlotte Greves - Tel: 01267-234567.

Whitland is a strategic West Wales town on A40 London to Fishguard trunk road giving access to the whole of West Wales with relative ease and lying 13 miles West of Carmarthen and 14 miles from Haverfordwest.

Freehold for sale by Private Treaty.



## The Site



### AGENT'S COMMENT

This is a valuable and well situated level easily developed site which has services and excellent access available. In the Agent's opinion this site has alternative uses under a number of designated commercial property use classes and further details in respect of any specific use should be conveyed to the Local Authority who will be pleased to answer any queries. Alternatively you are invited to contact the sole agents Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion. SA48 7DT - Tel: 01570-423623 who will be pleased to answer any queries.



## Frontage



## Services

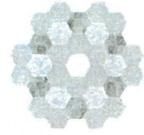
Mains services are available to the site including water, electricity and drainage.

## Directions

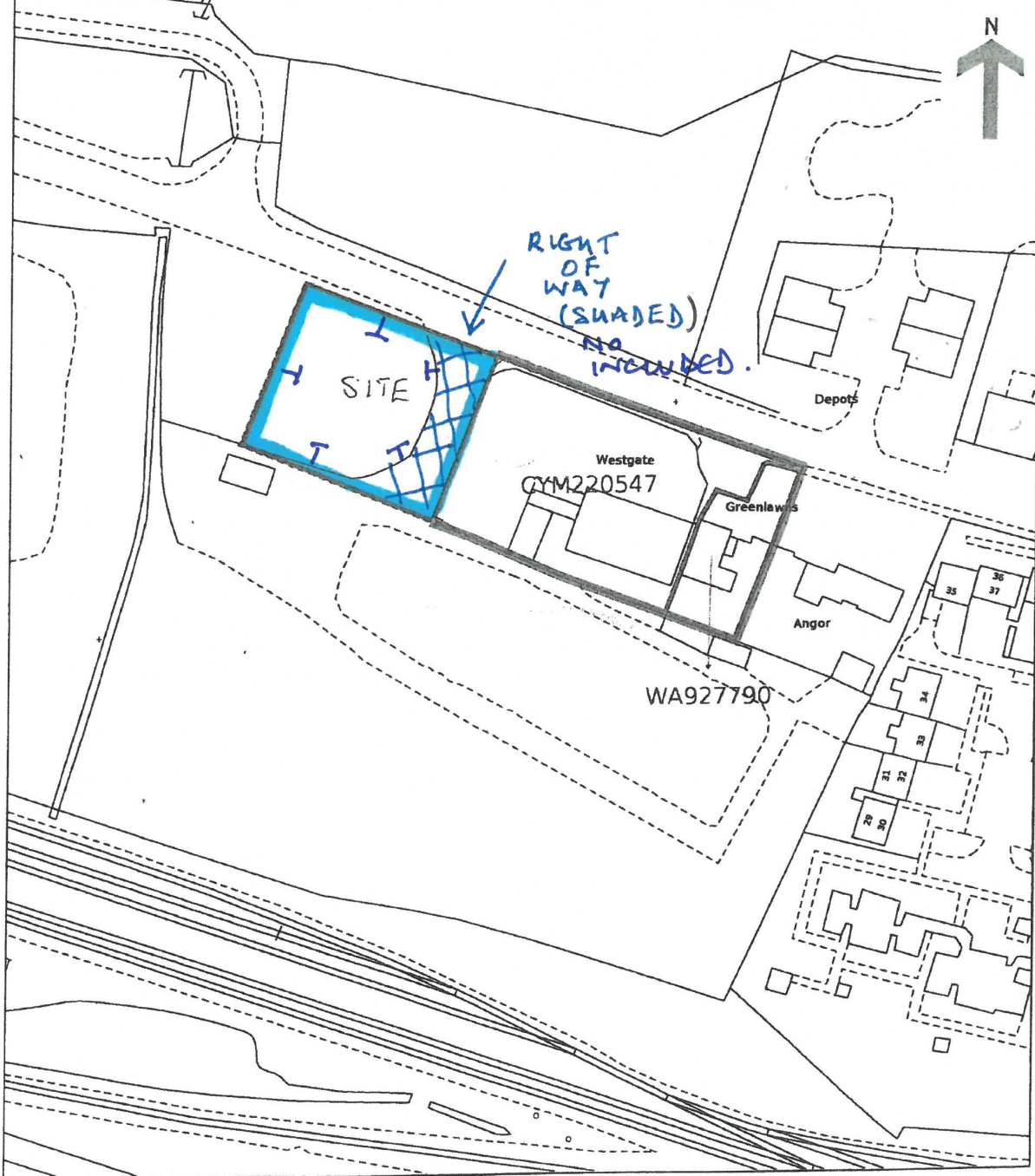
From Carmarthen take the A40 to Whitland on reaching Whitland take the 2nd roundabout and take the right hand side exit leading onto West Street. The development land will be found on the right hand side before David Harries & Co. Wholesale Factors and Westover Caravan Site.

HM Land Registry  
Official copy of  
title plan

Title number **WA765200**  
Ordnance Survey map reference **SN1916NE**  
Scale **1:1250**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.