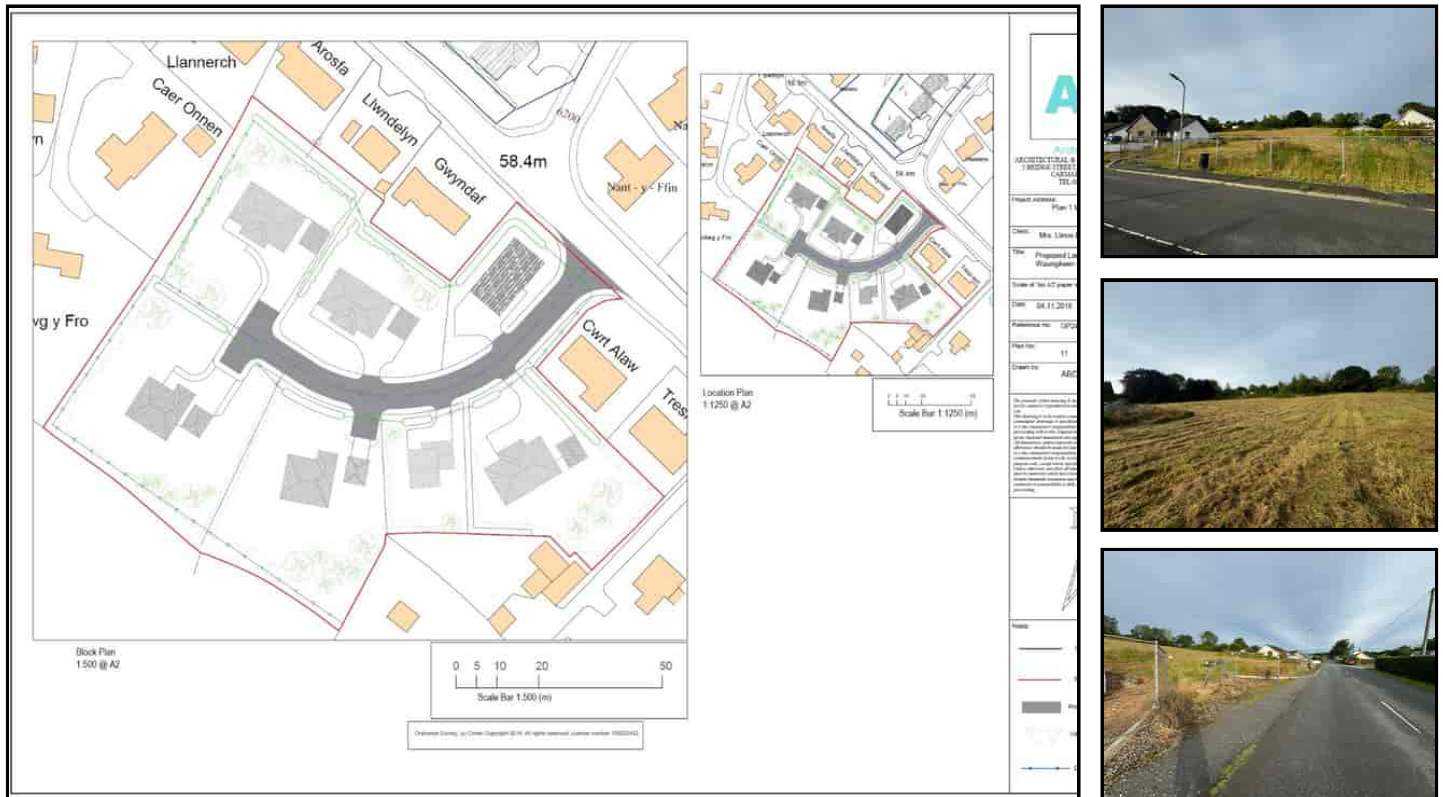


*Attractive development site of 7 homes. Waungilwen. Near Newcastle Emlyn/Llandysul. West Wales.*



**Development Site @ Waungilwen, Velindre, Llandysul, Carmarthenshire. SA44 5YD.**

**£190,000**

**Ref D/2182/RD**

**\*\* Attractive developmental site \*\* 7 detached homes \*\* Including 1 affordable home \*\* Planning permission live and perpetuity  
 \*\* Elevated site with attractive views over adjoining countryside \*\* Nearby mains services connections \*\* Part access already formed \*\* Walking distance to nearby village amenities \*\* A GREAT AND UNIQUE OPPORTUNITY NOT TO BE MISSED  
 \*\***

The land is situated within an attractive and convenient location within the village community of Waungilwen, on the outskirts of the village of Drefach Velindre which offers a good range of everyday amenities including primary school, village shop, post office, public house and places of worship with good public transport connectivity.

The village is some 4 miles equidistant from the Teifi Valley market towns of Newcastle Emlyn and Llandysul offering a wider range of facilities and 15 miles north of the county town and commercial centre of Carmarthen, being the main employment centre of the locality offering National Rail and motorway connections. The coastal town of Cardigan lies within 14 miles giving



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Ceredigion, SA48 7DT  
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**ABERAERON**  
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aberaeron@morgananddavies.co.uk



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

## THE SITE

The site sits centrally within Waungilwen village and is registered under title number CYM457654. The plot enjoys excellent road frontage and residential context. The land has most recently been used for the growing of hay/silage and enjoys independent access onto the adjoining county road. To the eastern and western boundaries are residential properties which are divided from the land by mature hedgerows and trees.

## PLANNING PERMISSION

Planning permission is combined with the first phase of the scheme which is currently under development but the planning permission affects both parcels of land.

The planning permissions combined (Carmarthenshire references W/19978, W/18601 and W/34670 allow for the residential development of 13 dwellings. The southern parcel has consent for 7 houses (including 1 affordable home) and the northern parcel has consent for 6 houses (including 1 affordable home). The section 106 agreement for both parcels confirm that the affordable homes must be completed before 50% of the open market dwellings are occupied on each parcel of land. These affordable homes are to be sold as discounted market houses.

There are no further Section 106 obligations. As part of the previous transaction to sell the northern most parcel of land the developer has usefully formed the access to the development site of the southern land thereby keeping the planning permission well live.

The planning references refer to reserve matters and detailed discharge of conditions resulting in the planning permissions being live. A full set of drawings are available at the Agents offices.

## HOUSE TYPES

In terms of proposed house types there is a good mix across the development including -

## Plots 1, 5 & 6

Detached 3 bed bungalows with large kitchen and lounge facilities and detached garages.



## Plot 2 (Affordable Home)

3 bed detached dwelling with integral garage.



## Plots 3 & 4

2 storey detached 4 bedroom dwellings in an elevated position and set within large plots with detached garages.



## Plot 7

A detached 2 bed bungalow located at the entrance of the estate.

Full drawings are available from the Agents offices on request.



### **MONEY LAUNDERING GUIDELINES**

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.

### **Services**

Services - nearby service connections include mains water, electricity and drainage. Heating to each house stc.



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ArchiSurvey  
ARCHITECTURAL & SURVEYING SOLUTIONS  
5 BRIDGE STREET, NEWCASTLE EMLYN,  
CARDIFFNSHIRE  
TEL: 01139 711400

Project Address: Plan 1 Waunglwyn Development

Client: Mrs. Llinos Birrell

Title: Proposed Landscape Plan for Waunglwyn development.

Scale at 1/50 A2 paper size: 1:500, 1:1250

Date: 04.11.2016

Reference No: GP2424

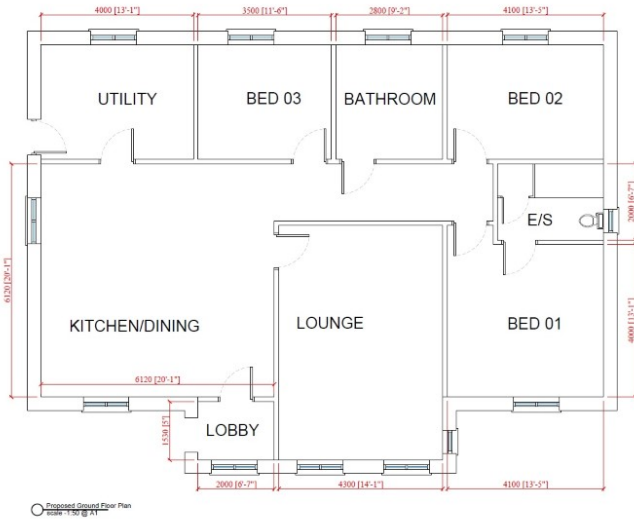
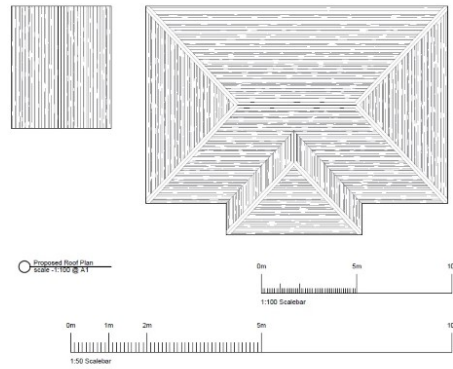
Plan No: 11 | Draft No: 02

Drawn by: ABDT

The property of this drawing is design is used in accordance with the conditions of the contract. The drawing is to be read in conjunction with all conditions of the contract and other 'contractual' drawings. It is the contractor's responsibility to verify all dimensions on site prior to proceeding with work. Figures metric dimensions to be used in whatever units. Imperial dimensions are approximate and not used for reference. All dimensions unless specified otherwise are in metres, and that in all dimensions unless specified otherwise. It is the contractor's responsibility to verify all dimensions on site prior to proceeding with work. It is the contractor's responsibility to verify all dimensions on site prior to proceeding with work. It is the contractor's responsibility to verify all dimensions on site prior to proceeding with work. It is the contractor's responsibility to verify all dimensions on site prior to proceeding with work.



- Notes:
- Land under same ownership
  - Site Boundary
  - █ Proposed adopted access road
  - ▽ Visibility splays
  - Drainage pipes

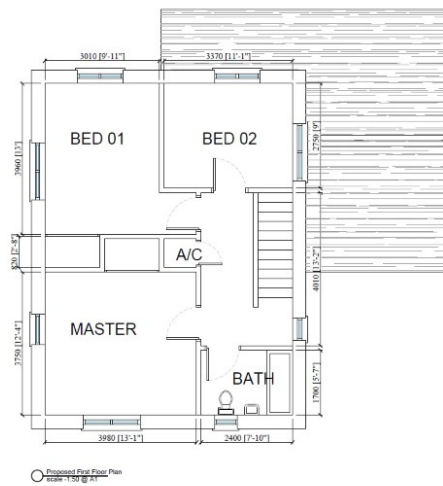
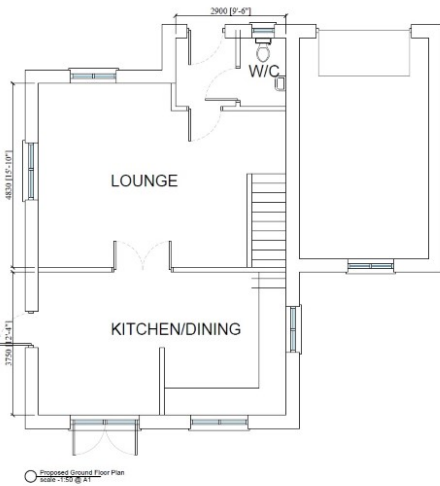
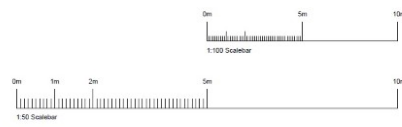
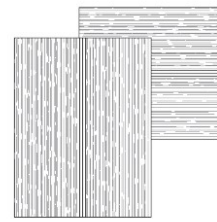


**ArchiSurv**  
 ARCHITECTURAL & SURVEYING SOLUTIONS  
 5 BRIDGE STREET, NEWCASTLE EMLYN,  
 CARMARTHENSHIRE  
 TEL: 01239 711400

Project Address: Development at Waunghwyll, Site 1  
 Client: Mrs Llinos Birrell  
 Title: Plot 1  
 Scale at 'iso A1' paper size : 1:100, 1:50  
 Date: 04.11.2016  
 Reference No: GP2424  
 Plan No: 03 Draft No: 07  
 Drawn by: ABOT

The project of this drawing is design to be used in accordance with the Building Regulations and other relevant legislation. It is the contractor's responsibility to ensure that all dimensions are correct prior to commencing work. The contractor is responsible for ensuring that all dimensions are correct prior to commencing work. The contractor is responsible for ensuring that all dimensions are correct prior to commencing work. The contractor is responsible for ensuring that all dimensions are correct prior to commencing work.





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CARDIFF, CARDIFF  
TEL: 01292 711400

Project Address: Development at Waungkilwyn.	
Client:	Ms Lirios Birrell
Title:	House Type 04
Scale at 'A0' paper size:	1:100, 1:50
Date:	19/09/2016
Reference No:	GP2424
Plan No:	06
Draft No:	03
Drawn by:	RJG

The contents of this drawing & design is issued in accordance with the contract and shall not be used for any other purpose without the written consent of the architect.  
This drawing is to be read in conjunction with all specifications, bills of materials and other documents referred to in the contract and shall not be used for any other purpose without the written consent of the architect.  
It is the contractor's responsibility to verify all dimensions on the ground prior to commencing work. If any dimensions are found to be incorrect, the contractor shall be responsible for any and all costs incurred in rectifying the same.  
Dimensions are approximate only and must not be relied upon.  
Dimensions are given in metric unless otherwise stated.  
The contractor shall be responsible for the accuracy of all dimensions on the ground prior to commencing work. If any dimensions are found to be incorrect, the contractor shall be responsible for any and all costs incurred in rectifying the same.  
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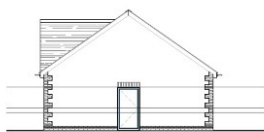


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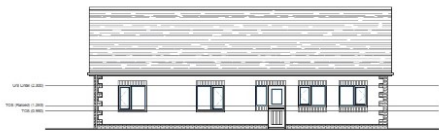




Proposed South Elevation  
Scale: 1:100 @ A1



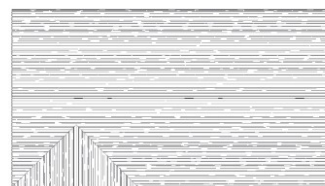
Proposed East Elevation  
Scale: 1:100 @ A1



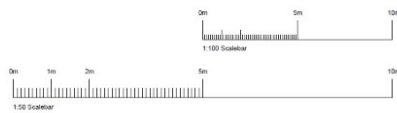
Proposed North Elevation  
Scale: 1:100 @ A1



Proposed West Elevation  
Scale: 1:100 @ A1



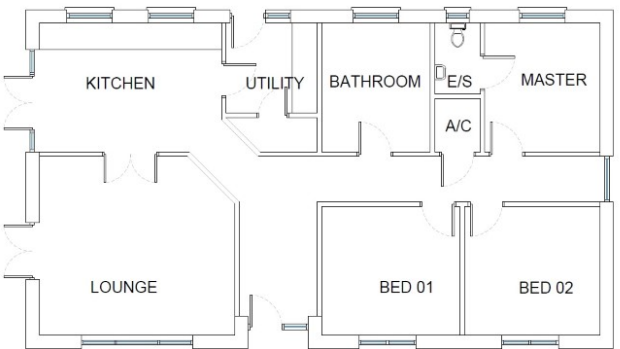
Proposed Roof Plan  
Scale: 1:100 @ A1



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CARDIFF, CARDIFF, CARDIFF, CARDIFF  
TEL: 01292 711400

Project Address:	Development at Waunglwyn.
Client:	Mrs Llinos Eirell
Title:	House Type 03
Scale at 'A0 A1' paper size:	1:100, 1:50
Date:	19.09.2016
Reference No:	GP2424
Plan No:	05
Draft No:	02
Drawn by:	RJG

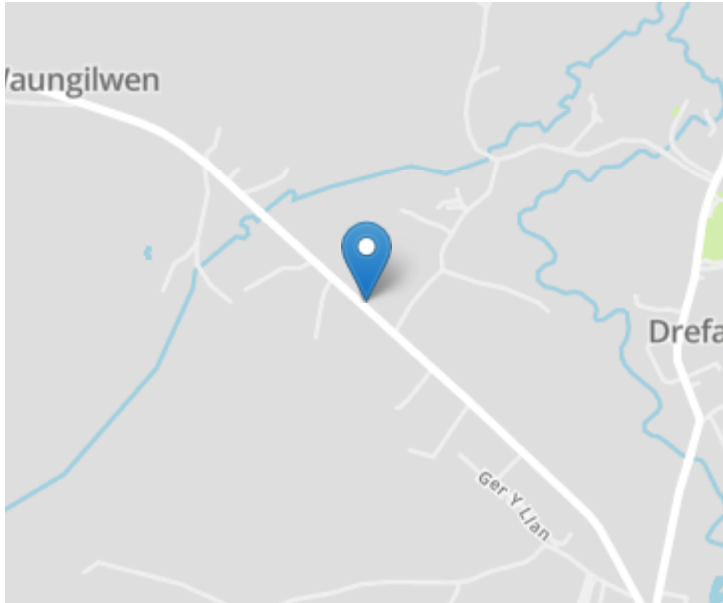
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This drawing is to be used in conjunction with all other drawings. All work and other construction documents, drawings, specifications, etc. are to be used in conjunction with this drawing.  
It is the contractor's responsibility to verify all dimensions on the paper to be used in conjunction with this drawing. Dimensions are to be verified to the nearest millimetre. Dimensions are approximate only and may not be used for construction purposes.  
It is the contractor's responsibility to confirm all levels on site prior to commencement of the work. Levels shown on this drawing are for information purposes only. Levels shown on this drawing are for information purposes only. Levels shown on this drawing are for information purposes only. Levels shown on this drawing are for information purposes only.  
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Proposed Ground Floor Plan  
Scale: 1:50 @ A1



Notes:



### Directions

Travelling north from Drefach Velindre towards Newcastle Emlyn proceed into the village of Waungilwen and the site is located on the left hand side as identified by the Agents for sale board.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

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

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