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*A well situated residential development and rare opportunity of acquiring between 1 and up to 10 individual building plots.*

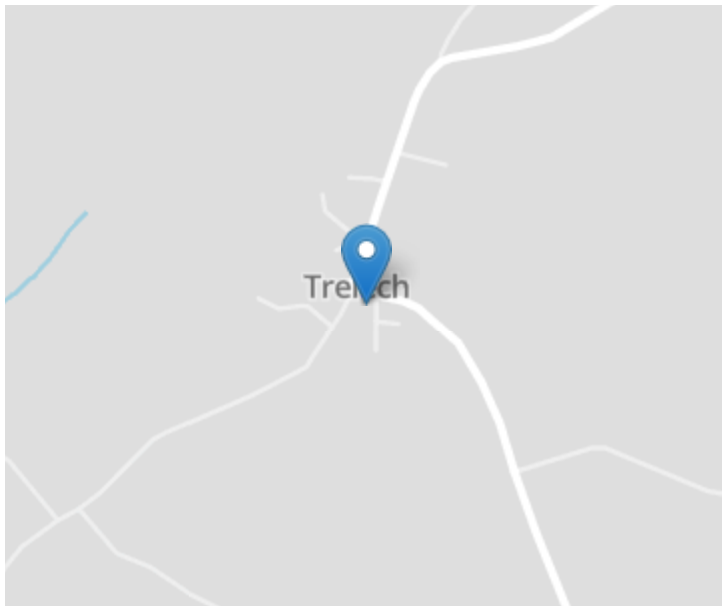


**Waterloo Fields Development - ( 10 development plots ) Trelech, Carmarthenshire. SA33 6QS.**

**PER PLOT - D2163/AM**

**£75,000**

\*\*\*The plots available at £75,000 each.\*\*\* A very rare opportunity of acquiring up to 10 individual building plots with the benefit of road installation from Estate Road and available singularly or as multiples to a maximum of 10 individual sites. The site having consent for up to 12 dwellings including two pairs of semi-detached on plots 9 and 10. The sites are readily developed and have been partially opened with ease of development. The consent dates back to circa 2006 and is thus exempt from any affordable housing covenants or need of installation of sprinkler systems. The dwellings proposed are all detached with good spacious sites, pleasant views over surrounding unspoilt country side and ease of access to local amenities. This is a rare opportunity for the individual to acquire a self-build individual plot or for a developer to explore the opportunities of meeting unsatisfied market demand for new housing in the region. Further plans and copies of Planning Consents are available from the sole selling Agents, Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion



## **LOCATION**

Trelech is a delightful North Carmarthenshire village lying on the B4299 St Clears to Newcastle Emlyn Road in unspoilt Carmarthenshire countryside, 7 1/2 miles North of the A40 at St Clears, 6 1/2 miles South of Newcastle Emlyn in the Teifi Valley, Cardigan is 10 miles, Carmarthen 10 miles.

## **AGENTS COMMENTS**

A rare and indeed particularly desirable opportunity for the discerning buyers to acquire easily developed building plots/residential development land in a popular village community within easy access of strategic market towns and amenity centres of the area. The property is located on a bus route and is easily commutable to local centres. Further details are available from the sold agents in respect of Planning Consents or direct from the Local Authority Telephone Number 01267-234567, Carmarthenshire County Council Planning Department.

## **Directions**

The property is located on B4299 in the centre of the village of Trelech which is equi-distant between the A40 at St Clears and the town of Newcastle Emlyn to the North.



Site Plan 1/250

Reference: Form, C.S. Plan  
 Uredic an. 1/2007-2009



PROJECT: 05.2125 Western Field Uredic (name)	THE SOUTHERN FIELD No. 16, South Road, Croydon, Victoria, 3114, A.A. 2000 hours / 2006
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