

Exciting Opportunity To Purchase a Field With Planning Granted for Change of Use for the Sitting of 5 Shepherd's Hut Pitches in a Rural Location. Less than a mile from Laugharne



Park Home Site @ Abercoran Farm, Laugharne, Carmarthen. SA33 4RD.

£275,000

D/2198/NT

*** Full Planning Permission Granted for 5 Shepherd's Huts in a rural location close to the ancient Township of Laugharne. ***
An excellent opportunity to generate a good holiday let income in a popular holiday destination on the outskirts of Laugharne
famed for its Dylan Thomas Poet Connections

*** The owners are prepared to split the land but ideally sell as a whole *** The site is level and adjoins the main courtyard
development of the old farmstead & cottages *** The spacious huts can be purchased from the owners who build them on site
and made to order *** The development is a level field in a rural location but only a mile from the Township Of Laugharne
famed for its Dylan Thomas Poet connections.***



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Location

Situated in a rural and secluded location but only a mile from The Township of Laugharne, a popular tourist holiday destination in West Wales on the Taf Estuary. It offers eateries, junior school etc. 6 Miles from St. Clears with A 40 Dual carriageway connecting to the M4. Pendine with large sandy beach famed for its land speed records, museum of speed etc. Amroth 10 miles, Saundersfoot 12 miles and Tenby 14 miles.



Planning

Full Planning Permission Granted for proposal : Change of use of land for the siting of 5 Shepherd's hut pitches associated infrastructure and ecological enhancement. A copy of the planning may be obtained from Carmarthenshire County Council or via the selling agents.





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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Note

The owner of the property runs a business which manufactures the huts. Prospective purchasers of the land will enter an agreement with the owner to purchase the huts at a price to be agreed between both parties.

Services & Tenure

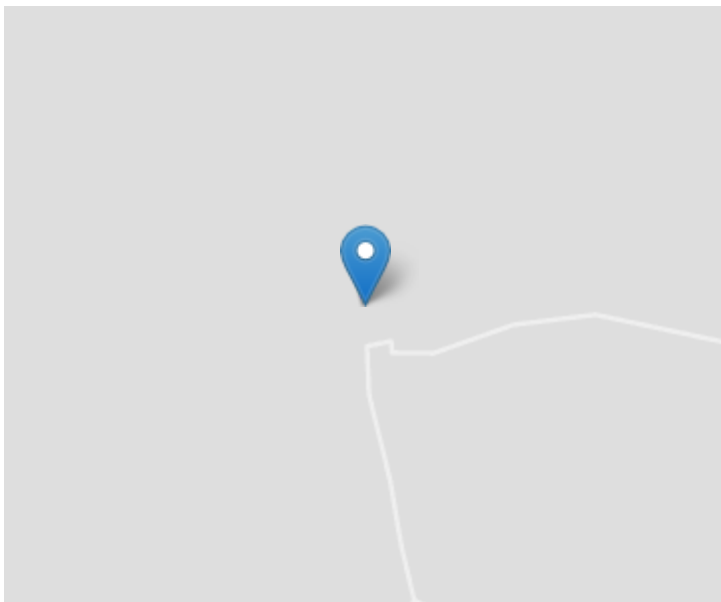
Mains water and electric is available subject to connection charges. Private Drainage. Prospective purchaser need to make enquiries regarding connection charges and costs associated before making an offer.

Directions

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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 Page.



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

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