

*An exciting and rare residential building plot development opportunity in North Carmarthenshire village.*



**Plot 3, Dyffryn Annell, Crugybar, Llanwrda, Carmarthenshire. SA19 8TJ.**

**£110,000**

**D/2216/AM ono**

\*\*\* Good sized building plot with extensive grounds and driveway plus adequate parking on site and backing pleasantly onto open fields with lovely views \*\*\* The plot located on the edge of the hamlet of Crugybar which lies some 7 miles from the market town of Llandovery

\*\*\* Detailed Planning Consent approved August 2025 \*\*\* Current consent grants construction permission for a single storied dwelling to be constructed 134.6 sq m together with detached garage \*\*\*

\*\*\* There is an approved Section 106 Agreement with the Local Authority dated 12th August 2025 which will be settled by the vendor \*\*\*



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## LOCATION

Crugybar is located in North Carmarthenshire in unspoilt countryside of the Upper Cothi Valley. The plot located on the edge of the hamlet of Crugybar which lies some 7 miles from the market town of Llandovery and 8 miles from the former University town of Lampeter and 10 miles north of Llandeilo.

Good sized building plot with extensive grounds and driveway plus adequate parking on site and backing pleasantly onto open fields with lovely views.



## GENERAL

An exciting and rare opportunity to acquire a single residential building plot, located on the edge of a popular rural hamlet, with detailed Planning Consent approved for construction of a single storied dwelling including garage, access , landscaping and drainage.

Planning Consent Application No: PL.09039 - granted by Carmarthenshire County Council approved 12th August 2025.

Current consent grants construction permission for a dwelling to be constructed 134.6 sq m together with detached garage.

## SITE AREA

Site area is 1075 sq m (0.01 ) Grid Ref: SN 65851/37681



## **TENURE AND POSSESSION - Section 106 Agreement**

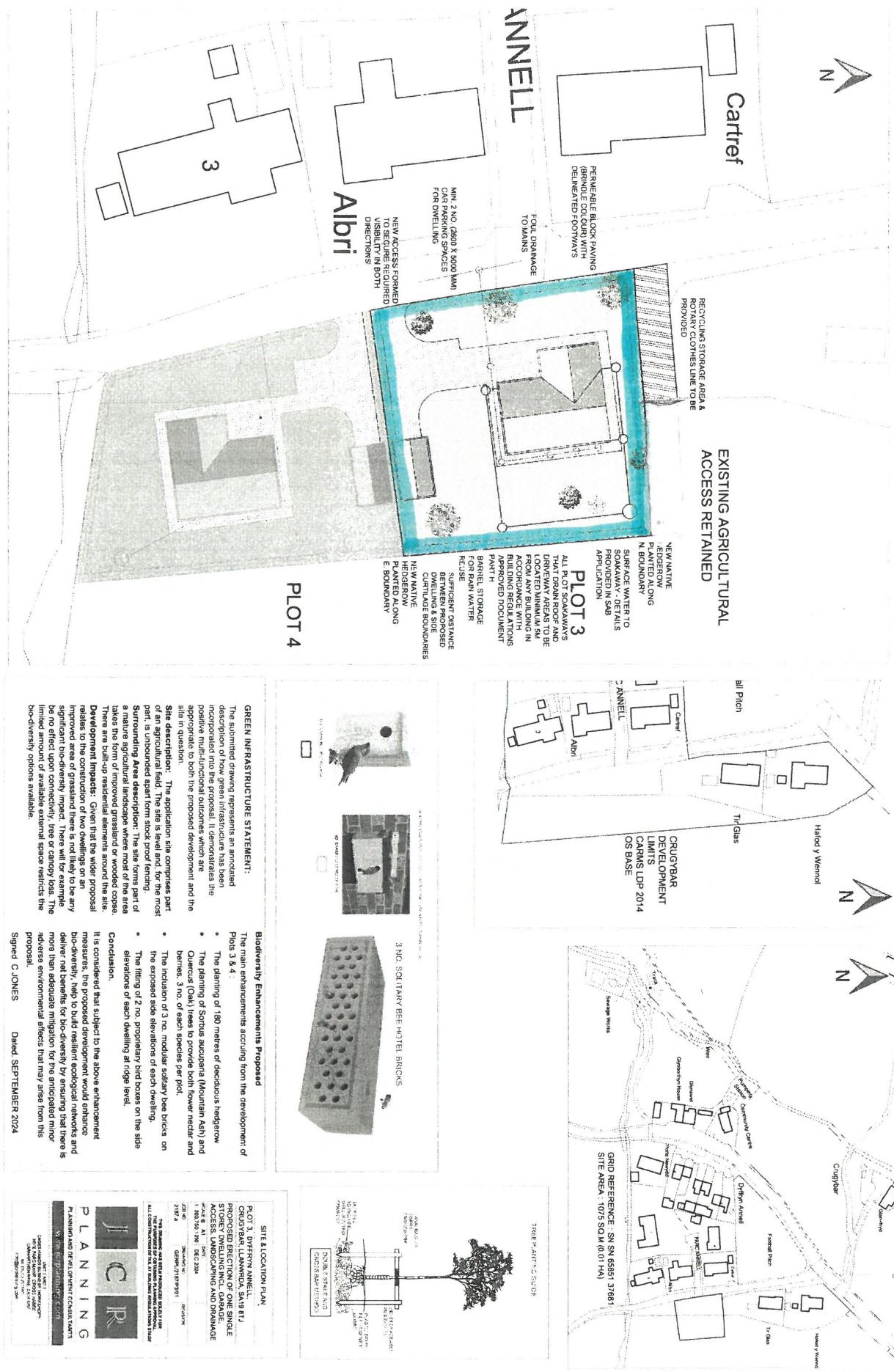
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## **MONEY LAUNDERING REGULATIONS**

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.

## **Services**

We are informed by the current Vendors that main services are available including water, electricity and drainage. Telephone subject to BT telephone regulations.



**Parking Types:** Driveway.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:**

None.

**Accessibility Types:** Level access.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

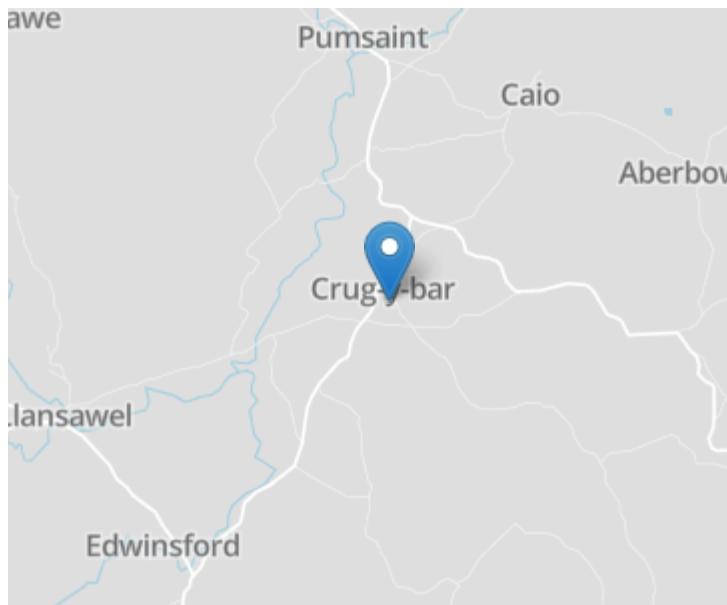
**The existence of any public or private right of way?** No

**Construction Type**

Plot

**Existing Planning Permission**

Approved detailed consent.



## Directions

From Lampeter, take the A482 south towards Llanwrda. Continue for approximately 8 miles, passing through Pumsaint. Proceed to the Bridgend Inn, turning right onto the B4302. Continue to Crug-y-bar, and just on entering the village turn left by a bungalow and the plot will be seen on the left hand side after approximately 100 metres as identified by the Agents 'For Sale' board.

**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](https://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

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

**Lampeter Office**  
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