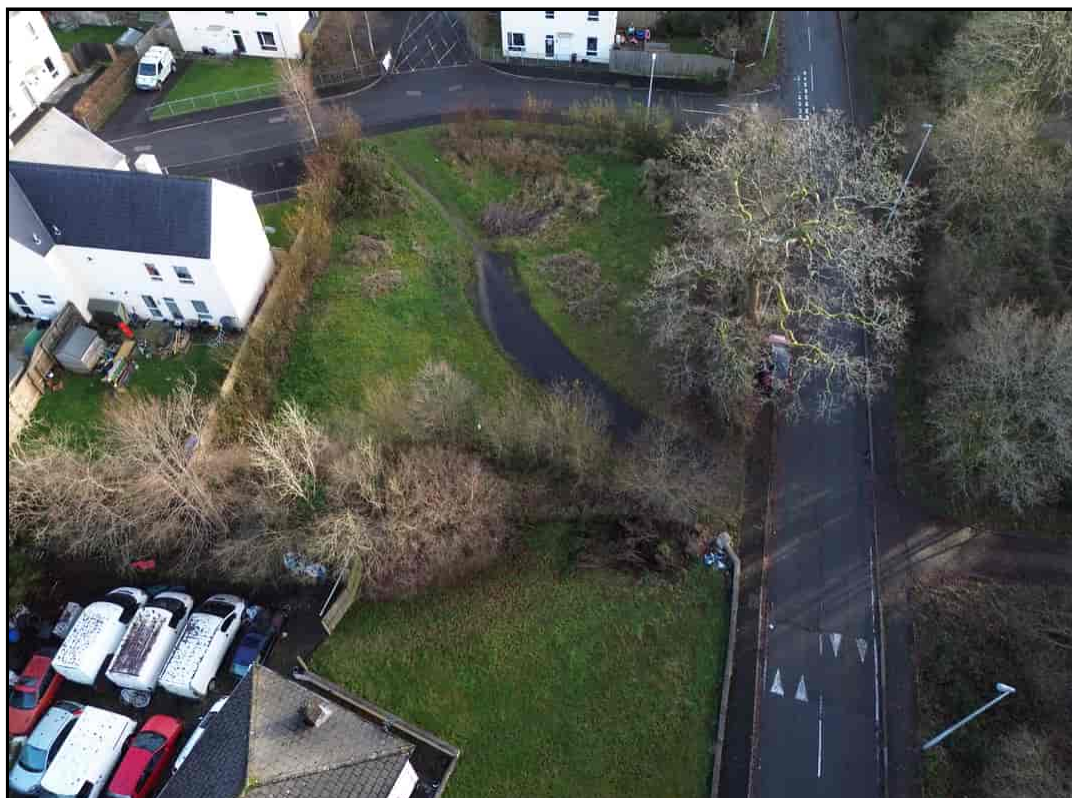


A residential development. Three plots having Planning Permission in perpetuity. Llanybydder, West Wales



Plots 14, 15 and 16, Cysgod Y Cwm, Heol Y Dderi, Llanybydder,
Carmarthenshire. SA40 9AA.

£125,000

REF: D/2215/LD

*** An exciting residential development opportunity *** Three plots having Planning Permission in perpetuity *** 3 bedroomed detached house, 3 bedroomed semi detached house and 2 bedroomed semi detached house *** Planning Permission Number W/21676 - Further information available via Carmarthenshire County Council Website or Sole Selling Agents

*** Service provisions nearby *** Corner plot position on the edge of a small development *** Tarmacadamed driveway already in place *** Mature tree boundary providing great privacy

*** Looking for a convenient residential development in a popular location - Then look no further *** Edge of Village location - Within walking distance to all amenities *** Primary School a short walk away *** Perfect for starter or Family homes *** An unique opportunity not to be missed



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



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

LOCATION



Conveniently situated within walking distance to a good range of amenities within the Village of Llanbydder, including Doctors Surgery, Primary School, Shops, Bakery, Take-Away, etc., 5 miles from the University Town of Lampeter and 17 miles from the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION



A convenient residential development positioned within the Village Community of Llanbydder with excellent amenities nearby. The development offers a 3 bedroomed detached house, 3 bedroomed semi detached house and 2 bedroomed semi detached house. We understand that service provisions are located nearby on the Estate. The development benefits from a tarmacadamed driveway leading to the centre of the development.

DEVELOPMENT (SECOND IMAGE)



DEVELOPMENT (THIRD IMAGE)



ENTRANCE



AERIAL VIEW OF DEVELOPMENT

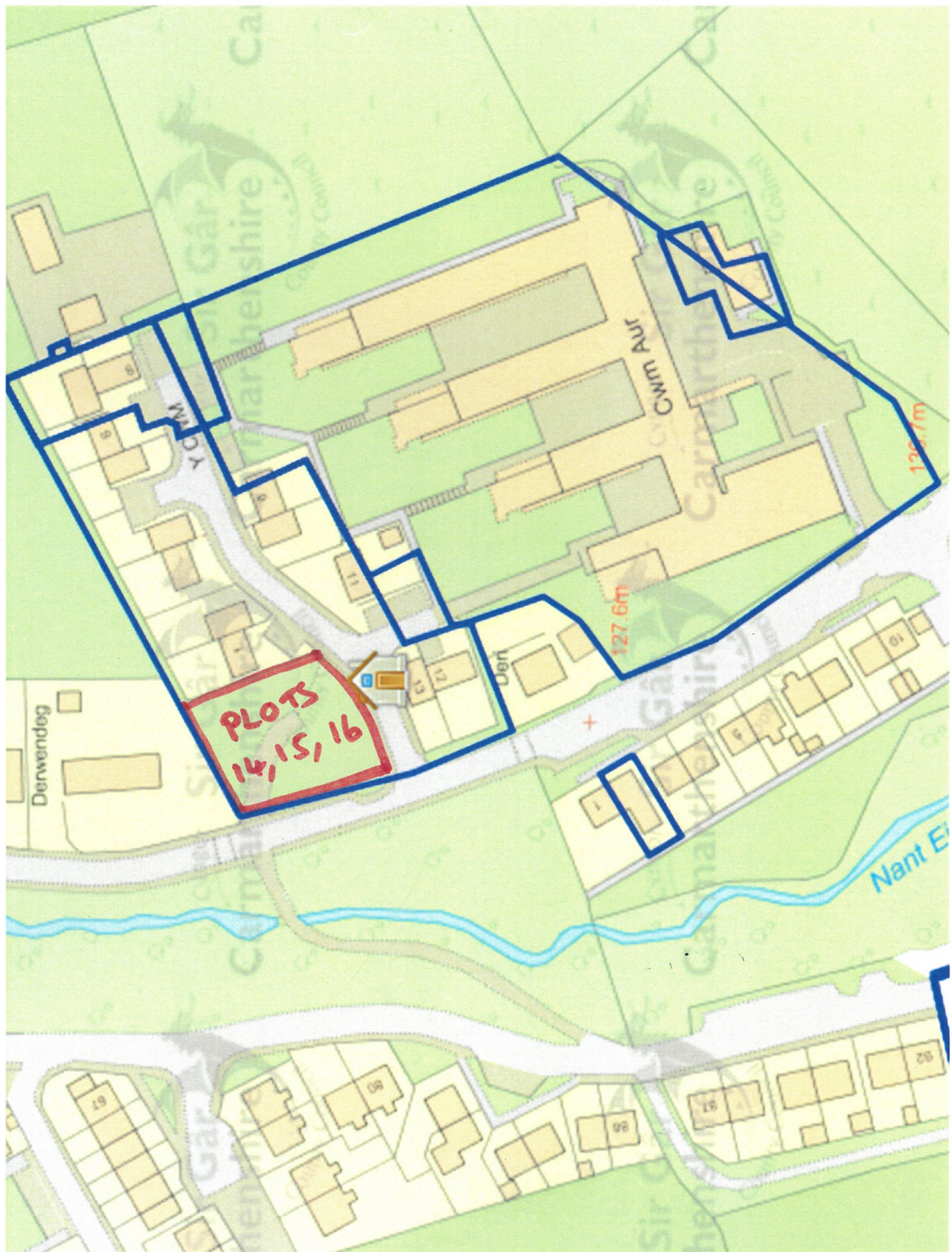


PLANNING PERMISSION

We understand from the Vendor that Planning Permission exists under Carmarthenshire Planning Reference Number W/21676 granted on the 9th March 2009 and we understand that no Affordable Housing Financial Contributions are required.

Services

To be confirmed.



**Town & Country
Planning Act 1990**



FULL PLANNING PERMISSION

MR STUART DAVIES
GRWP GWALIA CYF
TY GWALIA
7-13 THE KINGSWAY
SWANSEA
SA1 5JN

Application No: W/21676 received: 03.09.2009 for:

Proposal : ERECTION OF NEW RESIDENTIAL DEVELOPMENT COMPRISING OF 9 NO 2
BEDROOM HOUSES AND 7 NO 3 BEDROOM HOUSES WITH ASSOCIATED
PARKING AND ACCESS

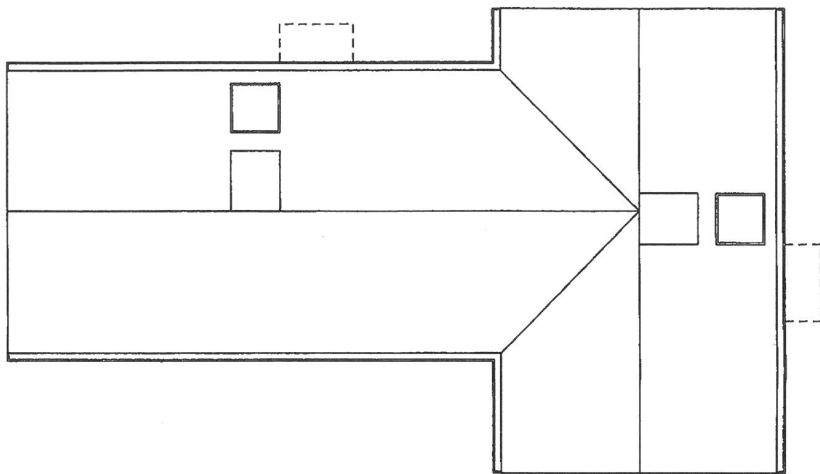
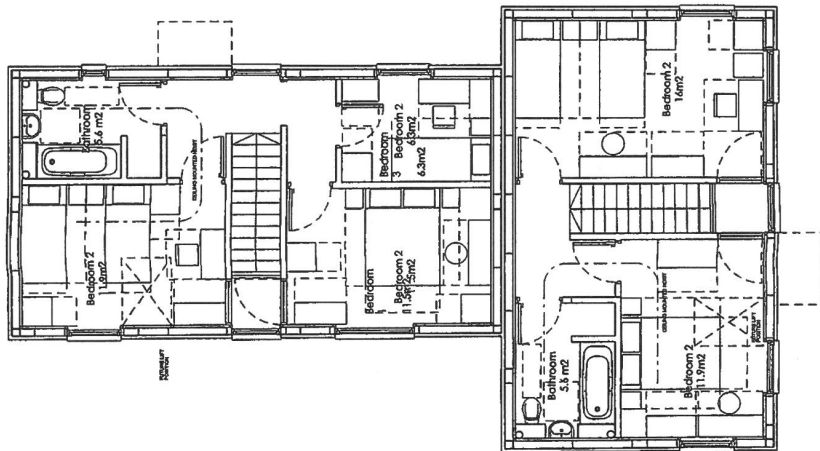
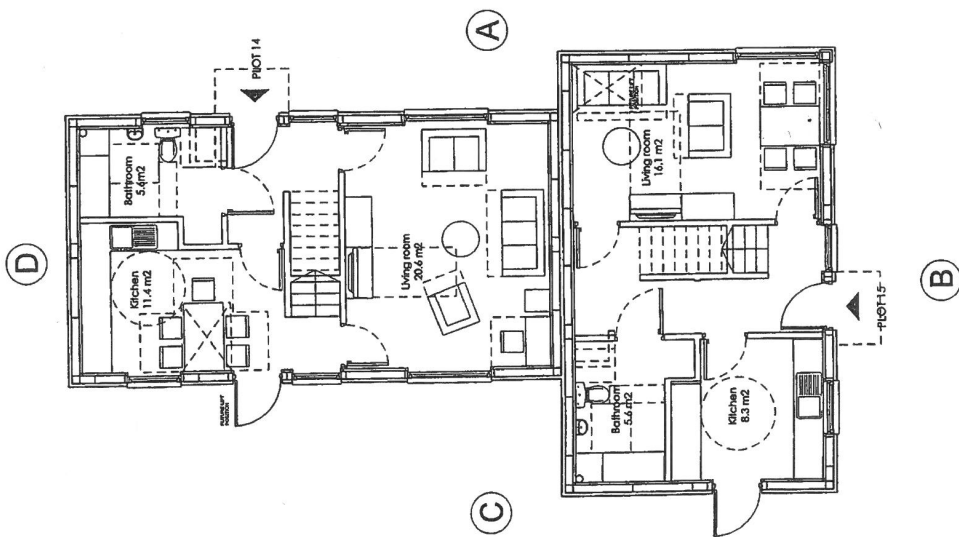
Location : LAND AT ENC 8452, HEOL Y DDERI, LLANYBYDDER, CARMS.

*Carmarthenshire County Council HEREBY GRANT FULL PLANNING PERMISSION for the
development proposed by you as shown on the application form, plan(s) and supporting
document(s) subject to the following condition(s):*

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The landscaping and planting of the site shall be carried out in accordance with the landscape details provided and included within drawing 337.03 : Planting Rev B, 337 Landscape Statement Rev A, submitted on 29th November 2010, the Tree Protection Measures and Arboricultural Method Statement submitted on 21st October 2010 and during the first planting season following the commencement of development and shall be maintained, including replacement as necessary to the satisfaction of the Local Planning Authority.
- 3 Any hedgerow and trees planted in accordance with condition no. 2 above or existing hedgerow and trees subsequently removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees of similar size and species to those originally planted to the satisfaction of the Local Planning Authority.
- 4 No trees located on the application site (except those specifically identified for removal on the approved plans) are to be felled, topped or lopped as a result of this permission without the prior written approval of the Local Planning Authority. Following such approval, any tree surgery deemed necessary is to be carried out in accordance with BS 3998.

- 5 Prior to the commencement of the site works, a protective fence (of minimum height 1.2 metres), in accordance with BS 5837 and the approval of the Local Planning Authority is to be erected to effectively protect all trees, groups of trees, large shrubs and hedgerows to be retained, and this fence is to be both positioned to the Local Planning Authority's approval and maintained for the duration of the construction period.
- 6 Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with 5.0 metre carriageway, 1.8 metre footways, and 6 metre kerbed radii at the junction with the C2052 road.
- 7 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 33 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the estate road in relation to the nearer edge of carriageway.
- 8 The access, visibility splays and turning area required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.
- 9 Prior to the occupation of any of the dwellings herewith approved, the required access roads and footpaths from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.
- 10 The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 11 No development shall commence until a scheme to dispose of surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.
- 12 No development shall commence until a Method Statement detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.
- 13 No development shall commence until details of the location and design of the bat boxes shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be put in place prior to the removal of the mature Oak tree at the location of the proposed access unless otherwise agreed in writing by the Local Planning Authority.
- 14 The mature Oak tree to be felled at the location of the proposed access shall only be removed between September and October or March-April of any year.
- 15 No development shall commence until full details of a lighting plan for the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
- 16 No development shall commence until full details of all external materials are submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed scheme unless otherwise agreed in writing by the Local Planning Authority.



Ground floor plan

First floor plan

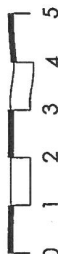
Roof plan

PRELIMINARY

Plot 14 Plot 15

3 bed unit 2 bed unit

GIFA: 96 m² GIFA: 86 m²



ARCHITECTS	URBAN DESIGNERS	MASTER PLANNERS	INTERIOR DESIGNERS
Annedd Housing			
Proposed Plans Plots 14 & 15			
45-51 LOWLANDS ROAD HARROW ON THE HILL MIDDLE HAT 3NW	TEL 020 8864 7330	© copyright 2000	
DATE	08/03/00	BY	1100/03
REVISION	08/03/00	BY	1100/03
PROJECT NO.	0830	PL 106	
DATE	08/03/00	BY	1100/03

MATERIAL INFORMATION

Parking Types: Driveway. Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

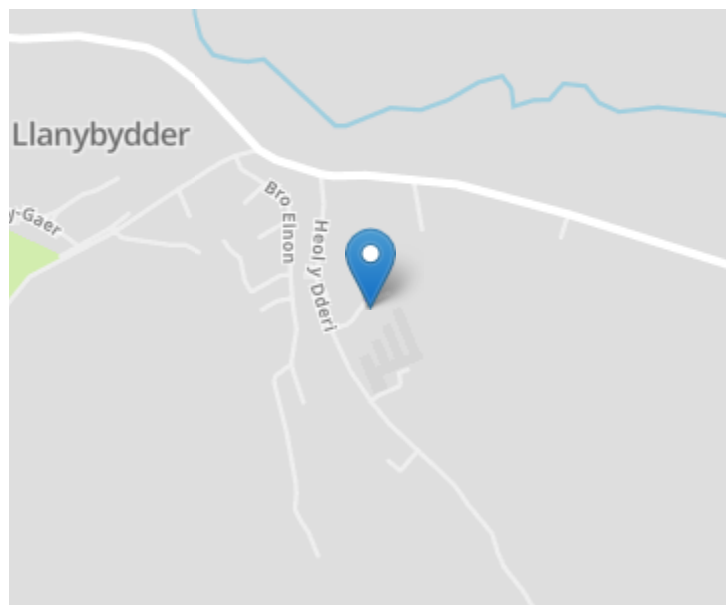
Any risk of coastal erosion? No

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



Directions

From Lampeter travel South on the A482 towards Cwmann. Just after E & M Motor Factors turn right onto the A485 towards Llanbydder and Carmarthen. Follow this road for approximately 4.5 miles. When reaching the centre of Llanbydder turn left on the cross junction opposite Nisa Stores. Follow this road for approximately 250 metres and turn right onto Heol Y Dderi by the former Highmead Dairies. Continue up the lane for a further 200 yards and the access to the development will be on your left hand side, 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

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 Pages

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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