



## Bro Elfed

GARDENS LAID TO LAWN AND SHRUBS  
WITH POROUS VEHICULAR HARDSTANDING  
FOR EACH PROPERTY

(Plot 1)

(Plot 2)

(Plot 3)

(Plot 4)

3 NO. MINIMUM STANDARD  
CAR PARKING SPACES  
INCL. DETACHED GARAGE

INDICATIVE  
ACCESS POINT

ALL EXISTING HEDGEROW  
TREES ARE TO BE RETAINED  
AND MANAGED. NO EXCAVATION  
OR CONSTRUCTION WORKS  
TAKING PLACE WITHIN ANY  
INDIVIDUAL RPA

A484

Shelter

REQUIRED VISIBILITY ACHIEVED IN BOTH  
DIRECTIONS - 2.4 M X 90 M TO NORTH  
AND 2.4 M X 120 M TO SOUTH AS PREVIOUSLY  
SPECIFIED BY HIGHWAY AUTHORITY.

FUTURE ACCESS TRACK TO  
EXISTING GROUND SURFACE  
SUPPORTED BY COMPACTED  
EXISTING GROUND SURFACE

Land Opposite Green Park, Bro Elfed, Cynwyl Elfed - SA33 6TN

£165,000

Carmarthen

Playground



Bro Elfed

## Land Opposite Green Park, Bro Elfed

Cynwyl Elfed, Carmarthen

An exciting opportunity to acquire a freehold development site with outline planning consent for four detached properties in the village of Cynwyl Elfed.

The development site occupies a frontage position off the western flank of the A484 at Green Park, within the village of Cynwyl Elfed. It consists of a sloping rectangular shaped area of land, which accommodates a corrugated metal livestock shed off its northern perimeter with adjoining grazing fields. The southern side perimeter forms a point where a larger yard and outbuilding are present, also set several metres above the public carriageway, but screened from that road by extensive frontage trees and hedgerows. Vehicular passage to the small yard is made via an unmade access track, which runs parallel, but at an acute angle with the A484.

SITE AREA : 3826 SQ.M (.38 HA) GRID REF : SN 37282 27242

Council Tax band: TBD

Tenure: Freehold





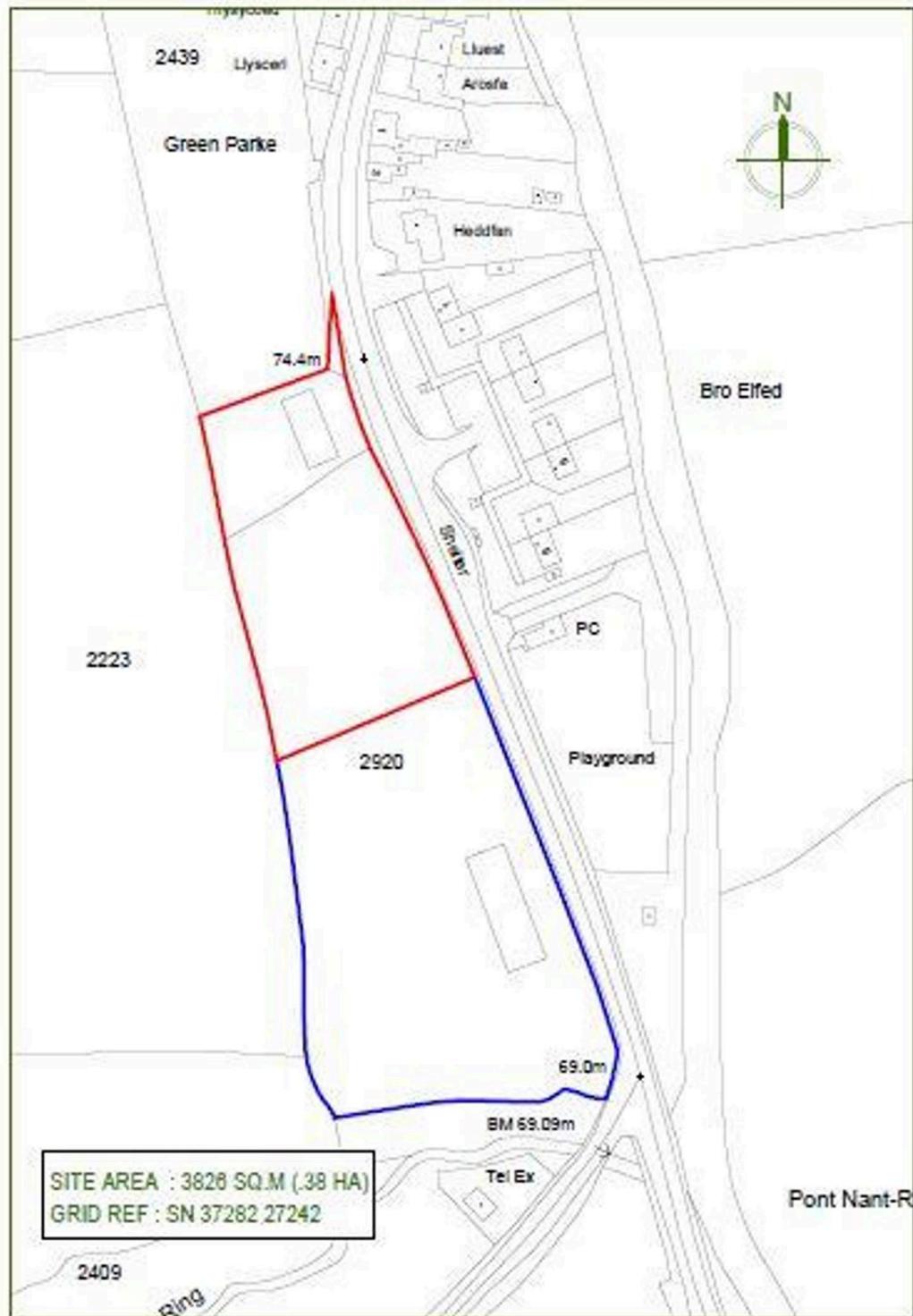
### Planning Consent

Planning Application No: W/36827 registered: 15/02/2018 for: Proposal : VARIATION OF CONDITION 3 OF W/30896 TO ALLOW A PERIOD OF A FURTHER 3 YEARS TO SUBMIT APPROVAL OF RESERVED MATTERS Location : LAND OPPOSITE, GREEN PARK, CYNWYL ELFED, CARMARTHEN, SA33 6TN Carmarthenshire County Council HEREBY GRANT permission for development proposed by you in accordance with the application and plans previously approved, and subject to the following condition(s):- CONDITIONS 1 The permission now granted is an outline planning permission only, within the meaning of the Town and Country Planning (General Development Procedure) Order 1995. 2 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved. 3 Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. 4 The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

### Site Area & Location

Site marked in red on the location plan. SITE AREA : 3826 SQ.M (.38 HA) GRID REF : SN37282 27242

what3words:- ///backpack.argued.marinated



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INDICATIVE  
ACCESS POINT

(PS0 1)

(PS0 2)

(PS0 3)

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(PS0 4)

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FUTURE ACCESS TRACK TO EXISTING AGRICULTURAL BUILDING

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