Building Plot/Land Adj Llys Abergiar, Llanllwni, Llanybydder SA40 9SQ

Offers in the region of £115,000

** BUILDING PLOT WITH 1.94 ACRES OF LAND **
Easy Working Plot With Road Frontage
Planning Consent Granted For One Dwelling
Popular Village Location
Pasture Paddock Ideal For Ponies Etc
** BUILDING PLOT WITH APPROX 2 ACRES OF LAND **

An ideal opportunity of forming a smallholding comprising a well positioned building plot set in 1.94 acres of land, pleasantly located within the popular village of Llanllwni. The land comprises of a level pasture paddock being ideal for ponies, sheep etc, and benefits from direct frontage onto the main A485 Lampeter - Carmarthen road. The plot benefits from outline planning consent for the erection of one dwelling - application number W/35879 Carmarthenshire County Council. The planning application has been revised with Variation of Condition 2 of W/30201 (For a single dwelling) to extend period of submission of Reserved Matters from 3 years to 4 years and nine months i.e. 22/06/2019. Any prospective buyers wishing to inspect the planning consent may do so via the selling agents. The Approval of Variation was approved on 14/12/2017.

** PLEASE NOTE **

The proposal complies with Policies H2, AH1, GP1 and TR3 of the adopted LDP (2014) in that the proposed development is within the settlement limits of Llanllwni. There are no highways or amenity concerns. Potential for sufficient amenity is provided along with sufficient parking for the proposed dwellings. The proposal is subject to a legal agreement to provide a financial contribution towards affordable housing.

** SERVICES **

We are informed by the vendors that services are available nearby for connection. We are advised that it is the buyers responsibility to make enquiries regarding the connection costs etc.

** VIEWING **

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

** OUR OFFICE HOURS **

Monday to Friday 9:00am to 5:30pm
Saturday 9:00am to 4:00pm

** TENURE **

We are advised that the property is Freehold

** GENERAL NOTE **

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

** DIRECTIONS **

From Lampeter, take the A485 Carmarthen road and continue on for some 7 miles passing through Llanybydder until arriving at the scattered village of Llanllwni. Proceed through the village and the plot will be found on the left just before the Belle Vue Restaurant.