



Development Land adjoining Garth, Rhydargaeau, Carmarthen, Carmarthenshire SA32 7HY

£240,000 For Sale

Property Features

- Development land with outline planning permission
- For 7 properties set in a cul-de-sac setting
- Site area extending to 1.62 acres (approx.)
- Popular rural village location
- Glangwili Hospital within 4 miles and Carmarthen town centre within 5 miles
- Direct access off A485 and unclassified adopted highway

Property Summary

An excellent opportunity to acquire a 1.62 acre plot with outline planning permission for seven properties in popular rural village location of Rhydargaeau.



Full Details

Overview

The development site extends to 1.62 acres and benefits from outline planning consent for a scheme of 7 properties, set in a cul-de-sac setting on the fringes of the popular semi-rural village of Rhydargaeau, set back from the A485, being the main road linking to the county and market town of Carmarthen, 5 miles to the south.

Carmarthen itself is home to an extensive range of amenities and services, to include national and regional retailers, supermarkets, independent stores, banks, professional services, as well as a number of employers to include Dyfed Powys Police Headquarters, Mid & West Wales Fire and Rescue Service Headquarters, Welsh Government, S4C headquarters, university campus for the University of Wales Trinity Saint David and Carmarthenshire County Council headquarters. The town is also home to bilingual education and healthcare provisions, with Glangwili Hospital being within 4 miles, plus a train station with direct links along the Paddington line.

Further Information

Tenure

We understand the property is held on a Freehold basis.

Wayleaves, Easements & Rights of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.



FOR IDENTIFICATION PURPOSES ONLY

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, County Hall, Castle Hill, Carmarthen, SA31 1JP.

Tel: 01267 234567

Outline planning for 7 residential properties.

Reference: PL/00832

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP.

Tel: 01267 234567

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Postcode / What 3 Word

SA32 7HY

Road Acces: ///trickling.detained.magazines

Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021 or email

property@reesrichards.co.uk

