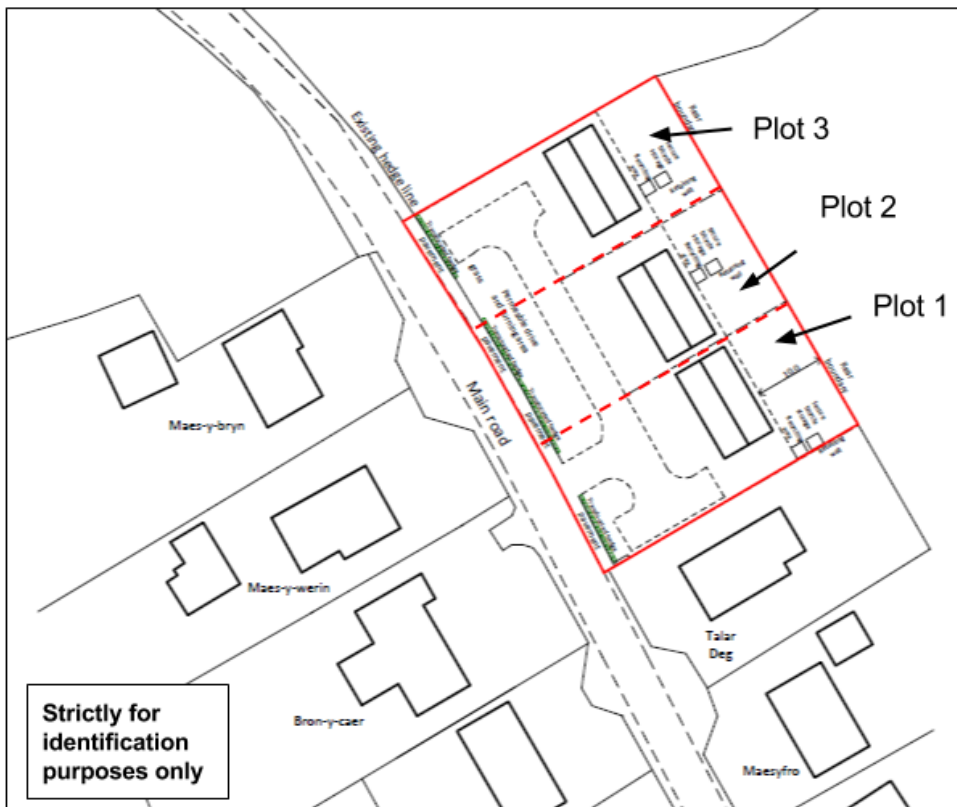


142 Main Street • Pembroke
Pembrokeshire • SA71 4HN
Tel: (01646) 621500 •
Email: info@owenandowen.co.uk
Website: www.owenandowen.co.uk

OWEN & OWEN
CHARTERED SURVEYORS

**FOR SALE
PLOT 1
LAND ADJOINING TALAR DEG
LLANBOIDY WHITLAND
CARMARTHENSHIRE
SA34 0EL**



Building plot with outline planning permission for residential development
Located in an elevated position with countryside views
One of three building plots available

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Location: The property is located on the northern edge of the rural village of Llanboidy, a short drive north from the market town of Whitland, in the county of Carmarthenshire.

Llanboidy is a popular rural village which benefits from a village store and post office, public house, primary school, church and sports ground amongst others. The nearby town of Whitland has a wider range of services including doctor, dentists, mainline railway stations, shops etc. The county town of Carmarthen which has a comprehensive range of services is just in excess of 15 miles away from Llanboidy.

Llanboidy is well located to explore the hills and uplands of the north of the county and to explore the beaches and seaside resort of the south of the county and adjoining county of Pembrokeshire.

Directions: Coming from the direction of Whitland, passing the Primary School on your left, the property can be found on the right hand side of the road at the end of the village as indicated by our "For Sale" sign.

Description: Outline planning permission has been granted for the construction of 3 detached residential dwellings. The permission is in outline form and therefore gives a purchaser an opportunity to have input in to the final design of a property. The predominant design type of property in this area of the village is that of bungalows.

A copy of the Planning Permission W/24976 is available from the offices of Owen & Owen, or alternatively on the Carmarthenshire County Council planning portal. The indicative property sizes are shown on the enclosed plan.

Services: The plot is un-serviced, however we understand that mains water, electricity, telephone services and drainage are located in the roadway nearby and purchasers should make their own enquiries with the various utility providers regarding the locality availability and capacity of all services.

Access: The purchasers of the plot will be required to construct a new access from the highway, with the remaining 2 other plots making use of the access. Further details are available from the Agents

Local Authority: Carmarthenshire County Council
Planning Services
8 Spilman Street
Carmarthen
SA31 1JY
Telephone: 01267 242450
Email: planning@carmarthenshire.gov.uk

Tenure: The property will be sold freehold with vacant possession being given upon completion.

Purchase

Price: Offers in the region of £65,000 (Sixty Five Thousand Pounds) for Plot 1.

Viewing: By prior appointment with the joint selling Agents and with a copy of these details to hand.

Agents: Owen & Owen Chartered Surveyors
142 Main Street
Pembroke
SA71 4HN
Tel. No. 01646 621500

Llanboidy - General Location Plan



**Strictly for identification purposes only
Not to Scale**