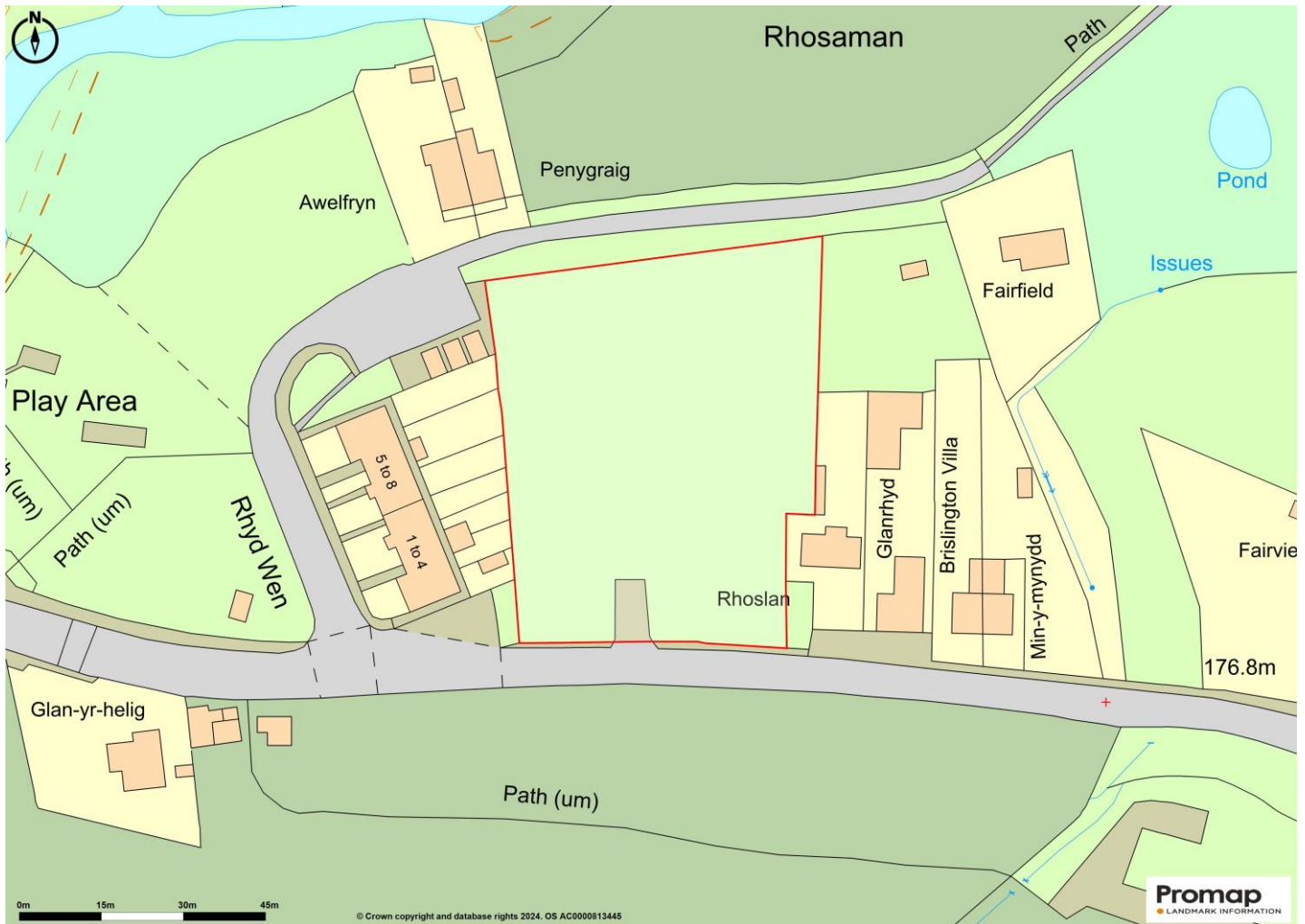


FOR SALE

RESIDENTIAL DEVELOPMENT LAND

Land adj. Rhoslan, Cwmgarw Road, Rhosamman,
Ammanford, SA18 1DN



- SUBSTANTIAL SIZE SITE/ PARCEL OF LAND EQUATING 0.966 ACRE (0.391 HECTARE)
- PLANNING PERMISSION PREVIOUSLY GRANTED FOR 15 NO. RESIDENTIAL DWELLINGS
- PLANNING REFERENCE - E/16444
- POPULAR RESIDENTIAL VILLAGE WITHIN CLOSE PROXIMITY TO BRECON BEACONS NATIONAL PARK

OFFERS IN THE REGION OF
£185,000

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LOCATION

The property is situated fronting Cwmgarw Road within Rhosamman, which is a popular semi-rural village and well positioned near settlements such as Brynamman and Cwmllynfell.

Rhosamman is a picturesque village, which is also positioned on the south side of the Black Mountain, part of the Brecon Beacons National Park and within ease of access to the historic landmark of Llyn Rhosaman Lake.

The site also fronts the main A4068, which provides ease of access to Ammanford town centre (7.4 miles west) and Ystradgynlais (5.6 miles east), while the M4 Motorway is approximately 13 miles away in a south-westerly direction.

DESCRIPTION

A large parcel of land measuring approximately **0.966 acre (0.391 hectare)** in total, which previously was granted planning permission for the construction of 15 no. dwelling houses (**Ref: E/16444**). Planning permission was originally granted on 23rd July 2009, which included the development of 10. semi-detached units with 2 no. detached units and allocation of 3 no. affordable housing units to the northeast section of the site.

The site benefits from an easily accessible, relatively level parcel of land, which is of a regular shape and abuts the main highway to the front along Cwmgarw Road. The subject premises is therefore ideally positioned for its intended use as a private residential development site.

Based on the proposed plans provided, the development site will be accessed centrally off the highway to the south via a splayed entrance over the main estate road, which provides access to the individual plots. 5 no. plots will be positioned along the main highway to the front, comprising 4 no. semi-detached houses and 1 no. detached house. The remaining plots, including the 3 no. affordable housing units, will be located further to the north of the site.

We further advise that works originally commenced on 22nd July 2014, to form the entrance to the site and correspondence was also received from the Local Planning Authority on 5th September 2014 confirming that the works previously undertaken constituted a commencement of development within the timescales and parameters under application **07/01001/REM**. However, further enquiries will need to be made with the relevant Local Authority Planning Department to confirm whether any further works can continue based on the permission originally granted.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas:

Site Area:	0.966 Acre (0.391 Hectare)
Site Depth (from A4068):	70.40m (230.97 ft.)
Site Width (Max):	61.10m (200.48 ft.)

RATES

Not applicable

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

The subject premises is available Freehold.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



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Street View (Facing West)



Site (Facing Southwest)



Site (Facing North)



Site (Facing Southeast)



Street View (Facing East)

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