

FOR SALE

DEVELOPMENT LAND (SUBJECT TO PLANNING)

Land East of Glyn Abbey Golf Club, Trimsaran,
Kidwelly, SA17 4LB



- GREENFIELD DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)
- PROMINENT ROADSIDE LOCATION
- GROSS SITE AREA OF 0.841 ACRES (0.34 HECTARE)
- IMMEDIATE VICINITY OF FFOS LAS RACECOURSE AND SURROUNDING RESIDENTIAL CATCHMENT
- PLANNING PERMISSION GRANTED IN FEBRUARY 2024 FOR THE SITING FOR A RETAIL CONVENIENCE STORE AND DRIVE-THRU (REF: PL/05853)

OFFERS INVITED

Land East of Glyn Abbey Golf Club, Trimsaran, Kidwelly, SA17 4LB

LOCATION

The subject site is located directly off the main B4317 within close proximity to the popular public attraction of Ffos Las Racecourse, between Trimsaran and Kidwelly.

Trimsaran is a community and former mining village which lies between Llanelli and Kidwelly, in the Welsh County of Carmarthenshire.

The County of Carmarthenshire has a population 183,777 (2011 Census).

Trimsaran is six miles from Llanelli, and 13 miles from Carmarthen. It is close to Burry Port harbour, Pembrey Country Park and the Millennium Coastal Park, while the M4 Motorway (J48) is approximately 10 miles away in an easterly direction.

DESCRIPTION

A greenfield development site extending to approximately **0.841 acre (0.34 hectare)** situated along a prominent roadside location, within the immediate vicinity to the main intersection and roundabout leading to Ffos Las Racecourse.

The site is relatively level and of a slightly irregular shape but affords a good road frontage of approximately 57.75 metres (189 ft.) directly off the main B4317.

The site was previously granted outline planning permission for the development of a petrol filling station and retail convenience store (Ref: W/29036) but also has potential for development for a range of alternative uses (subject to the necessary statutory consents).

Outline planning permission has also recently been granted on 1st February 2024 for the siting of a neighbourhood retail convenience store, including provision for a drive-thru hot food take-away facility (Ref: PL/05853). A copy of the necessary approved documentation is also available upon request.

ACCOMMODATION

The property provides the following approximate areas:

Site Area	0.842 Acre	(0.34 Hectare)
Frontage:	57.75m	(189 ft.)
Depth (Max):	76.31m	(250 ft.)

RATES

The subject premises is an undeveloped greenfield site and is therefore not eligible for a rating assessment.

VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

As far as we have been advised, VAT is not chargeable on the purchase price.

TERMS & TENURE

The subject premises is available Freehold.

VIEWING

By appointment with Sole Agents:

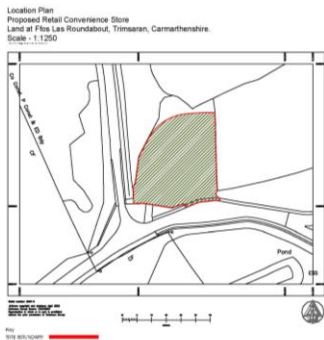
Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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- KEY TO SITE**
- (A) Access to site
 - (B) Trees - retained
 - (C) Turning & loading facility for deliveries
 - (D) Refuse/recycling storage area
 - (E) Vehicular/customer parking areas
 - (F) Cycle stands
 - (G) EV charge - space 21
 - (H) Motorcycle parking
 - (I) Disabled parking
 - (J) Retail Convenience Store & Drive Thru Takeaway - 650m²
 - (K) Drive Thru Windows x 2

Building Indicative Scale Parameters
Width - 30m min. to 35m max.
Depth - 18m min. to 22m max.
Height - 4.5m min. to 5.5m max.

EB EVANSBANKS
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www.evansbanks.com
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2 Lansdale Road,
Cross Hands,
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SA14 6PB

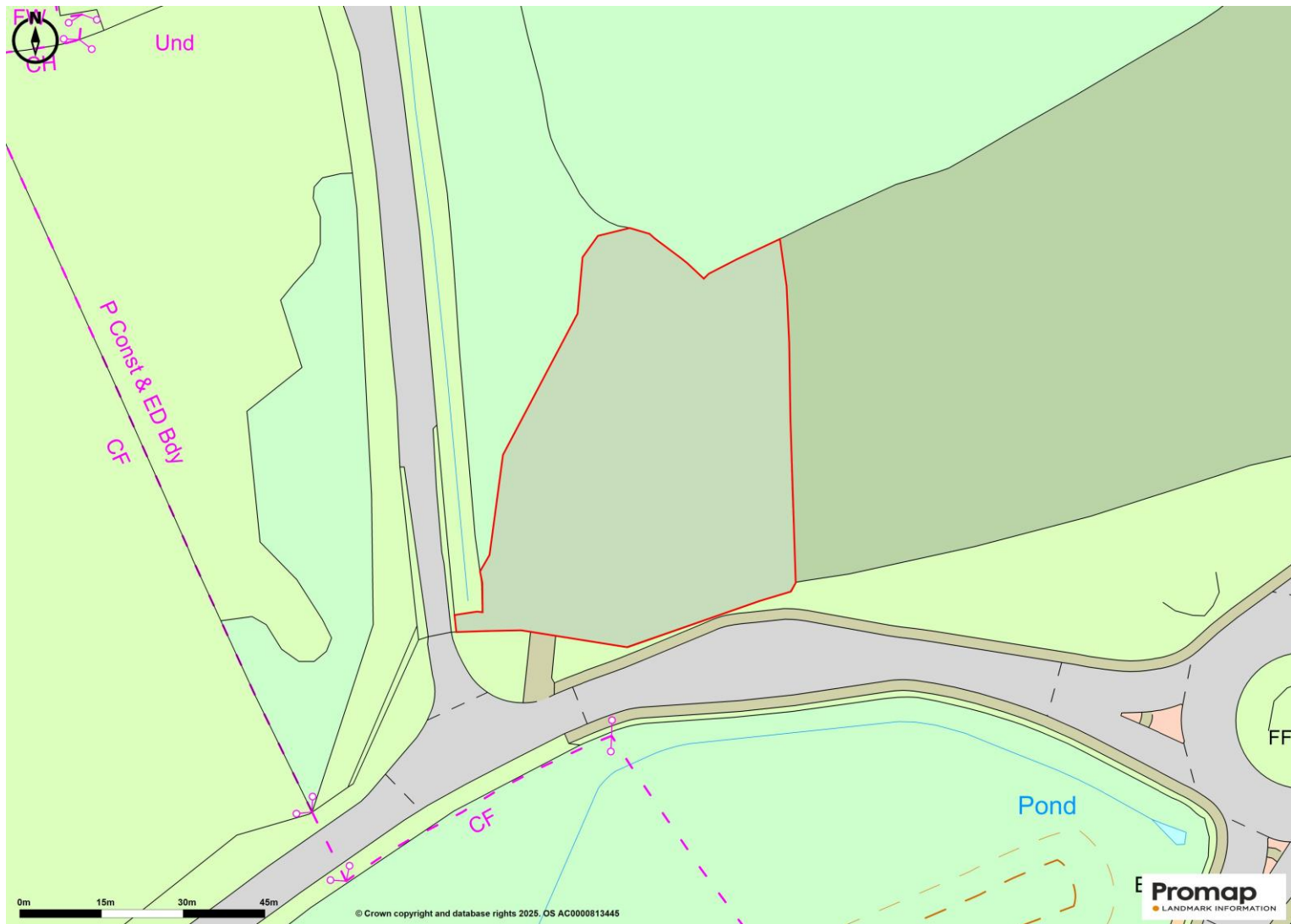
Project: Retail Convenience Store & Drive Thru Takeaway
Date: 10/10/2023
Drawn by: J. Jones
Checked by: J. Jones
Scale: 1:250
Date: 10/10/2023
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Checked by: J. Jones
Scale: 1:250
Date: 10/10/2023



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