

Land on the east side of Coopers Road

| Capel Hendre | Ammanford |

Lambert
Smith
Hampton

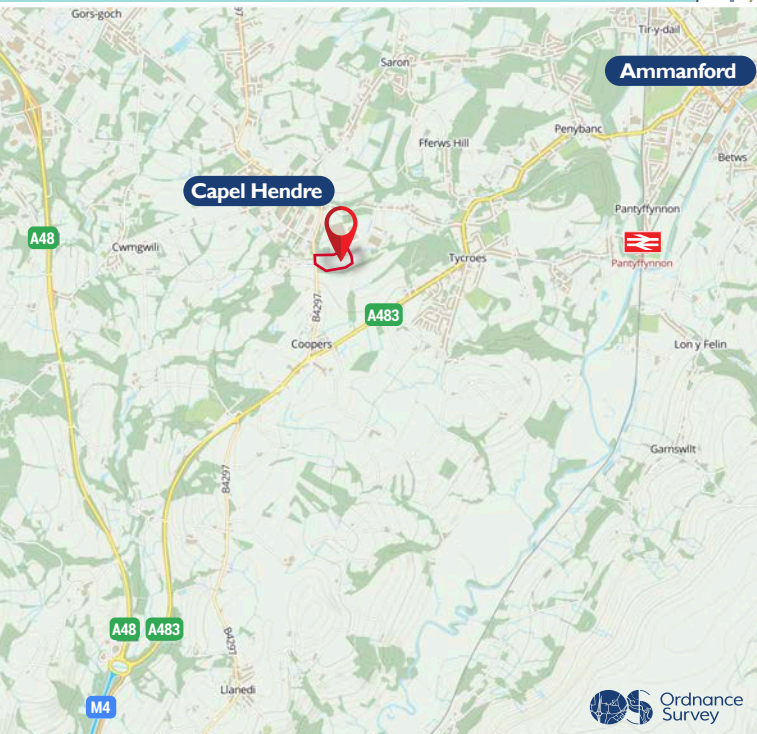


OPPORTUNITY SUMMARY

- ✓ £450,000 Asking Price
- ✓ Freehold Site
- ✓ Included in the LDP for Proposed Employment Areas
- ✓ Measures 7 acres (2.65 hectares)

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FOR SALE Development Plot (STP)



Location & Situation

The site is located adjacent to the access to Parc Hendre Industrial Estate, an established estate with a number of prominent occupiers including Victorian Sliders, Mitsui Components, Altron Communications Equipment and Haydale. The estate is one of the most popular industrial / trade counter locations within Carmarthenshire with units offering B1/B2 & B8 use and can be accessed via J49 of the M4 Motorway which is located 4 miles to the south, with Ammanford town centre being 5 miles to the north.

Description

A potential development plot (STP) which measures approximately 7 acres has now been included in Carmarthenshire Council's LDP for "Proposed Employment Land". The greenfield site is an irregular shape and can be accessed off Coopers Road.

Tenure

The site is held on a **Freehold** interest under title **CYM213523**.

VAT

VAT is not applicable on this transaction.

Proposal

Asking price of **£450,000**
[Four Hundred and Fifty Thousand pounds].

Viewing and Further Information

Viewing strictly by prior appointment please contact:

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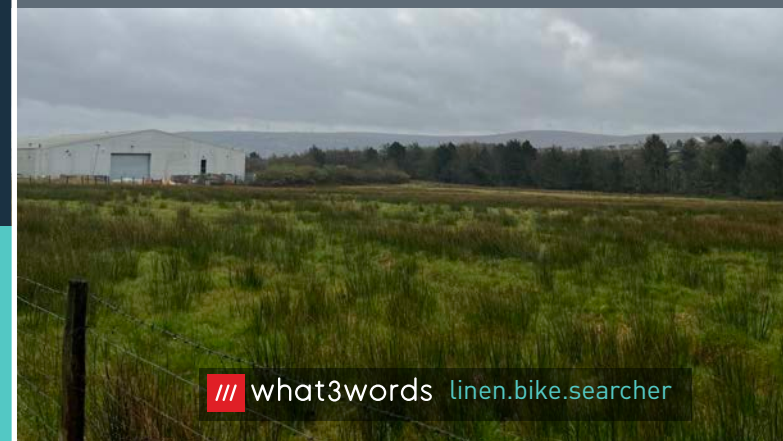
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