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QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

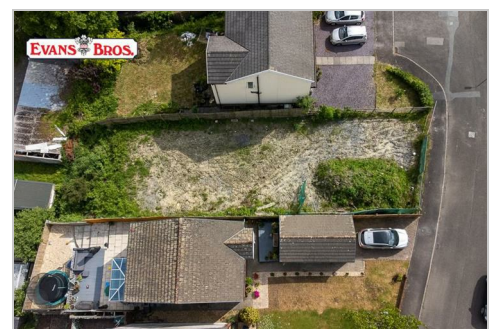
Established in 1895

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**17 Cwm Ystrad Park, Johnstown, Carmarthen, Carmarthenshire, SA31 3NZ**

**Offers Around £79,500**

A level to gently sloping rectangular shaped DETACHED self-build FREEHOLD BUILDING PLOT measuring approx 35m x 10m (115' x 32') at the end of a very popular private cul de sac on the edge of the County town of Carmarthen. Although the original Planning Consent has lapsed, the plot is marked as suitable for residential development, there seems little point in applying for Outline Planning Consent. Prospective buyers are therefore advised to make offers "Subject to Detailed Planning Consent". The plot is big enough to build a detached house and GARAGE, but the new owners will need to apply for DETAILED PLANNING CONSENT & SUBMIT DETAILED PLANS of their own design. Mains services are in the estate road so connection should be relatively straight-forward. NO ONWARD CHAIN.

## **LOCATION & DIRECTIONS**

In a very sought after residential area at Johnstown with Primary & Secondary Schools, Leisure Centre, Mini Market, Sub Post Office and Public Houses. Just 1 mile from the A40 dual carriageway for the M4 link to Swansea and South Wales. About 1.5 miles from Carmarthen Town Centre. In JOHNSTOWN, proceed along to the Secondary School and opposite the Leisure Centre turn right into YSTRAD DRIVE. Proceed 50 yards to the "T" junction. Turn right again and follow the road all the way around and up to the left to the very top and around into "CWM YSTRAD PARK" where the plot will be seen on the left - identified by an Evans Bros "For Sale" board.

## **DESCRIPTION**

A self-build plot measuring approx 35m x 10m (or 115' x 32") and offered fully serviced with mains water, electricity, drainage and gas in the adjacent road.

## **PLANNING CONSENT**

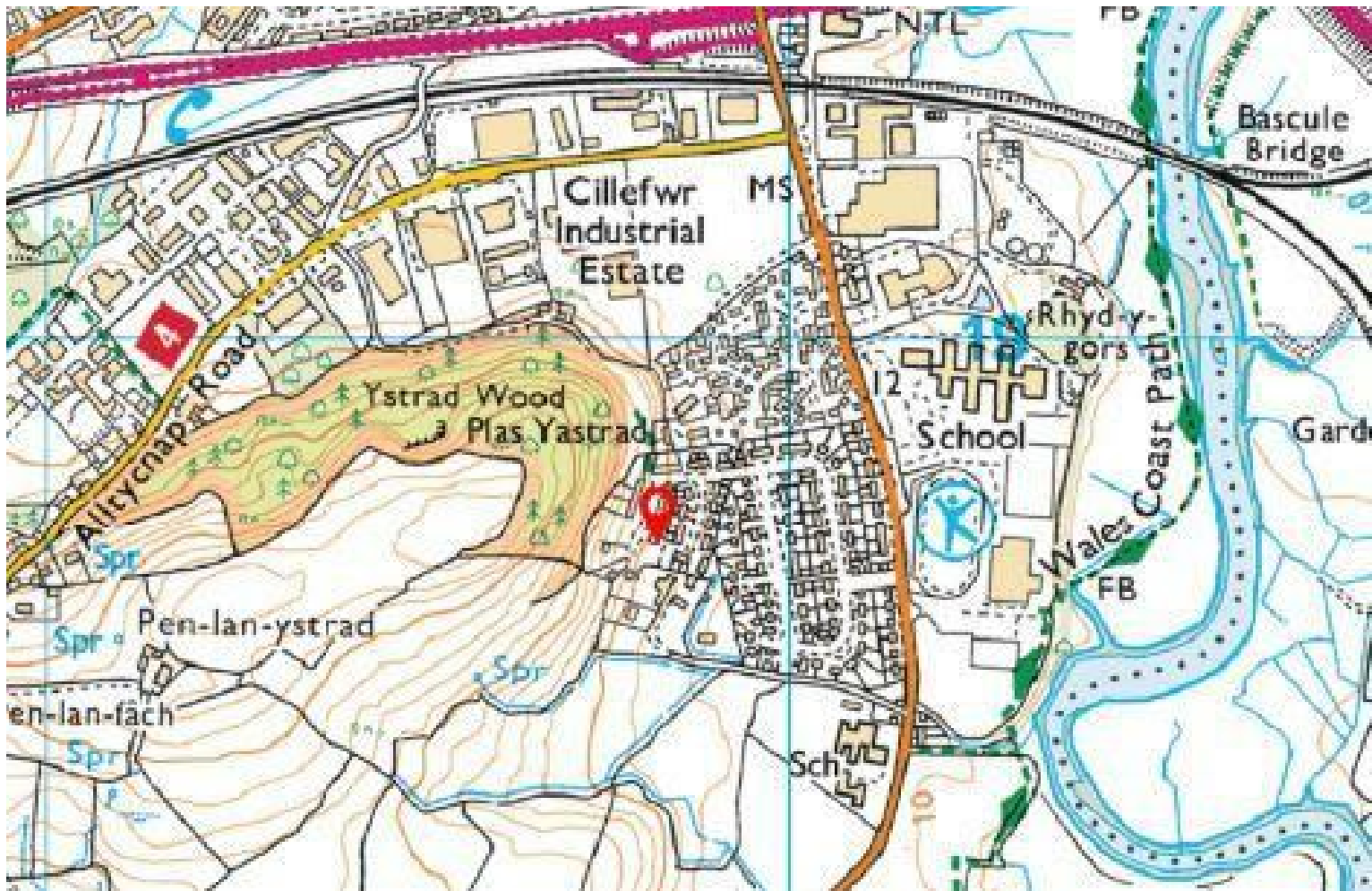
We understand the plot was granted Full Planning Consent back in 1988, but as building work was not started that consent has now lapsed. Given the location within the Carmarthen town boundary (as marked on the Planning Authority Unitary Development Plan or UDP) permission for some form of residential development should be a formality. Please refer to "Agents Notes" below.

## **AGENTS NOTES**

1. As the plot is designated as suitable for residential development, there seems little point in applying for Outline Planning Consent. Prospective buyers are therefore advised to make offers "Subject to Detailed Planning Consent".
2. A copy of the lapsed 1988 Planning Consent can be made available from any Evans Bros office on request.
3. Any enquiries regarding planning issues should be directed to the Planning Department at Carmarthenshire County Council - 01267 224884 or [Planning@carmarthenshire.gov.uk](mailto:Planning@carmarthenshire.gov.uk)
4. Under RICS rules, we are obliged to disclose that this plot is owned by a personal friend of an Evans Bros director.

## **SERVICES**

There is mains electricity, water and gas in the estate road. We understand there is a connection to the main foul water drain on the rear left hand side of the plot.



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