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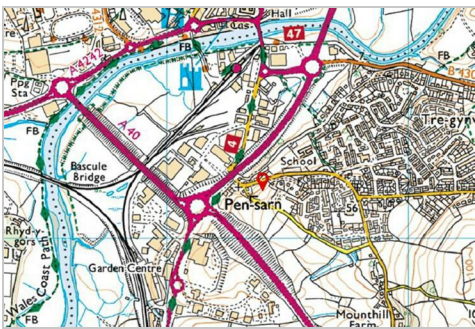
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 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: [carmarthen@evansbros.co.uk](mailto:carmarthen@evansbros.co.uk)



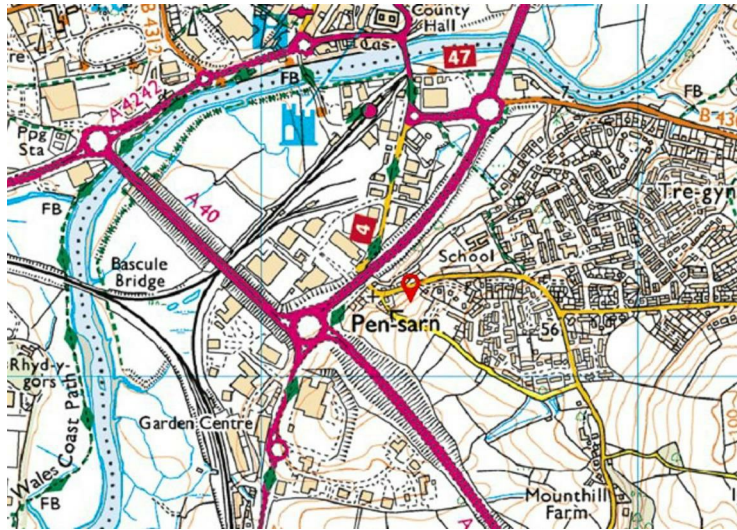
## Development Land At Samuel's Way, Babell Road, Pensarn, Carmarthen, SA31 2JY

**Offers Around £200,000 ono**

An increasingly rare opportunity to buy an approx 1.04 acre development site on the edge of the county town of Carmarthen, holding outline planning consent for “RESIDENTIAL DEVELOPMENT FOR 4 DETACHED DWELLINGS” with access directly off Babell Hill. Popular location convenient for the A48 to Swansea, Cardiff etc.  
Planning Authority Ref No PL/09508.



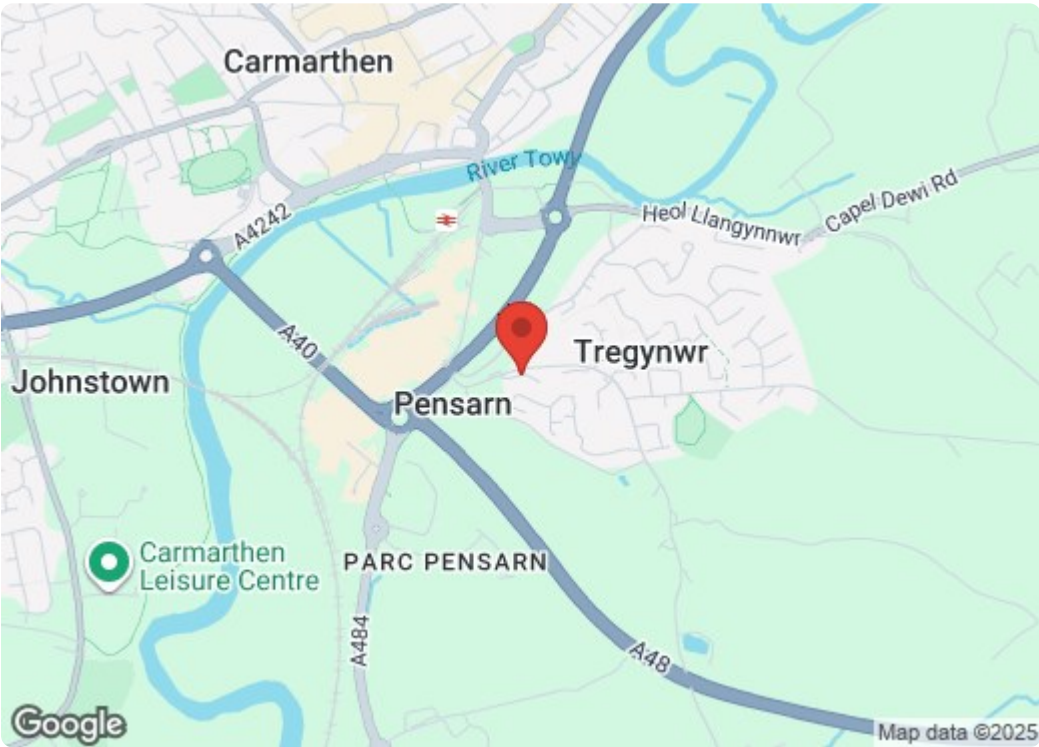
## LOCATION & DIRECTIONS



What3Words Location [///priced.copper.nests](https://www.what3words.com/priced.copper.nests) Very conveniently situated at OS Grid Ref SN 413 191 adjacent to Babel Hill, Pensarn on the outskirts of the ever popular town of Carmarthen. Being the county town (with a population of approx 16,000) Carmarthen offers a fantastic range of amenities inc a regional hospital, several large supermarkets, 2 secondary schools, mainline train station, leisure centre, multi-screen cinema, shopping centre etc. From the railway station, proceed to the A484 and turn right. Proceed to the roundabout and take the 2nd exit, heading into Pensarn Road and past Kwik Fit and the Royal Mail sorting office. Follow the road around to the left (heading underneath the by-pass) and round the bend and the site will be seen on the right - directly opposite Penybank cul de sac.

## DESCRIPTION

PDF copies of the Outline Planning Consent, the Section 106 Agreement, drawings of the site cross sections, Tree Appraisal Plan, Green Infrastructure Statement and the Landscaping Plan are available from any Evans Bros office on request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462