



Development Opportunity, Heol Llanelli, Trimsaran, Kidwelly SA17 4AG

Offers in the region of £300,000



Approx 30 Acres Of Land On Edge Of
Trimsaran Village
Some Having Previous Planning History
With Potential
Superb Views To Fore

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NWT/WJ/73284/171019

DESCRIPTION

A 30 acre approx block of land adjoining the edge of the village of Trimsaran and having some superb views to fore. Part of the land has had planning in the past and also part of it is within the Local Development Plan from Carmarthenshire County Council presently which is also due for review and renewal. Part of the land is agricultural grazing, overgrown and is gently sloping to sloping. Further details from the selling agents.

THE LAND

Comprising approx 30 acres total and is available under two separate land registry documents. A further block of 22 acres, we are informed by the vendor has a Land Charge and the owner of lot 1 & 2 are prepared to sell the Land Charge on lot 3, subject to negotiation.

PLAN 1

Plan 1 has had previous planning history and is also situated within the planning limits of the current Local Development Plan which is available to view via the Carmarthenshire County Council website.

PLAN 2

Plan 2 is formerly agricultural land with an agricultural building which adjoins the first lot.

SERVICES

We are advised that mains water and electric are available although prospective purchasers should make their own enquires regarding the cost of such charges before making any offers.

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Kidwelly turn off the bypass for Trimsaran and continue on this road and into the village of Trimsaran. At the mini roundabout take the second junction off and continue in towards Llanelli, up the hill and pass the speed camera on the right hand side. Continue on and the land will be located after a short distance on the left hand side as identified by our John Francis For Sale board.