

Tom Parry



Hen Efail, Golan, LL51 9YU

- Existing workshop and parcel of land
- Planning permission for 2 bedroom bungalow & detached garage
 - Planning reference: NP2/16/ENF127C/GE/RLR
 - S106 applies
 - Fantastic rural location

£50,000

Tom Parry & Co are delighted to offer for sale this existing workshop and parcel of land situated in the rural village of Golan.

The plot has planning permission reference NP2/16/ENF127C/GE/RLR which includes the conversion of the existing workshop into a two bedroom bungalow and the erection of a two storey garage. Planning permission was granted in 2015 and works have commenced on site with the footings of the detached garage having been laid.

The planning permission was granted subject to a Section 106 Agreement with the local authority, stating that the development would be subject to both local occupancy and affordability covenants. Further information is available from the Agents.



NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Tom Parry

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