



**peter  
alan**  
Land & New Homes

For illustrative  
purposes only

## Land At Llancayo £120,000

- Development land for sale
- Approx. 1.5 acres
- Full planning application agreed
- Permission to build 2 large detached homes
- Cul-de-sac location
- Valley & countryside views
- EPC Rating: Exempt

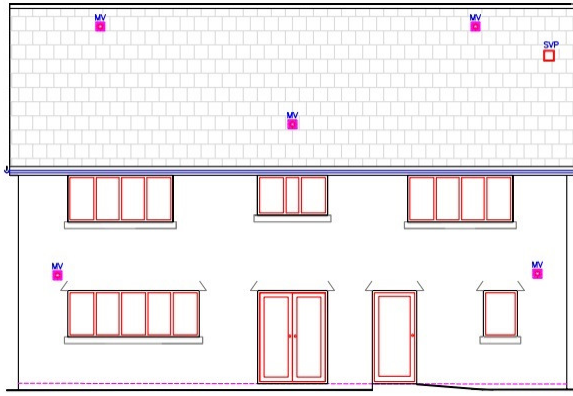


CGI elevation for  
illustrative purposes only



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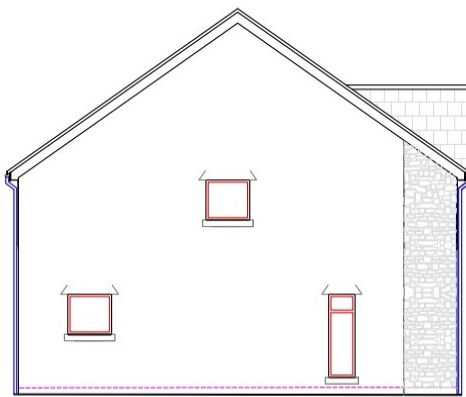


Proposed Front Elevation

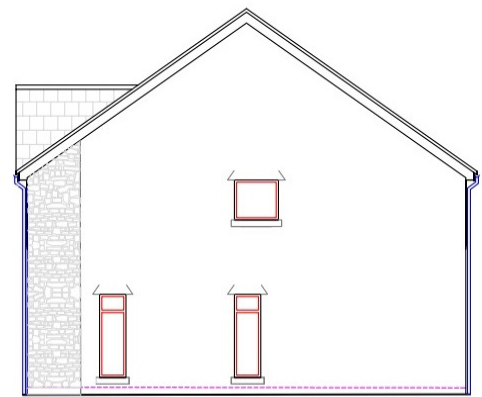


Proposed Front Elevation

## Plot 2



Proposed Side Elevation



Proposed Side Elevation

## About the property

An exciting opportunity to acquire a development site of approximately 1.5 acres with full planning permission in place for the construction of two substantial 4 double bedroom detached dwellings.

The proposed layouts have been designed to provide spacious, modern detached family homes of approximately 2300sqft, with 3 bathrooms and useful driveways to the side of each property providing 4 parking spaces each.

The site is located on the outskirts of Bargoed and enjoys a countryside aspect whilst only being 0.5 miles from the village centre and train station. Commuters needing to go further afield will find Newport, Cardiff & Bristol at distances of 17 miles, 19 Miles & 45 miles respectively.





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## Accommodation

### Planning Consent

Planning Consent was granted under Planning reference 18/1061/FULL (Thu 18 Apr 2019) to erect two dwellings with associated retaining works and new road access.

A further consent (Ref: 24/0280/NCC) was granted on Thu 13 Jun 2024 to extend the commencement of planning ref: 18/1061/FULL for a further 5 years.

The full Planning Application details for both consents can be found on Caerphilly Council's website.

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**Proposed Ground Floor**

**Plot 1**



Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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