



LAND OPPOSITE, GREEN PARK, Bro Elfed, Cynwyl Elfed, SA33 6TN

£165,000

An exciting opportunity to acquire a freehold development site with outline planning consent for four detached properties in the village of Cynwyl Elfed.

The development site occupies a frontage position off the western flank of the A484 at Green Park, within the village of Cynwyl Elfed.

It consists of a sloping rectangular shaped area of land, which accommodates a corrugated metal livestock shed off its northern perimeter with adjoining grazing fields. The southern side perimeter forms a point where a larger yard and outbuilding are present, also set several metres above the public carriageway, but screened from that road by extensive frontage trees and hedgerows.

Vehicular passage to the small yard is made via an unmade access track, which runs parallel, but at an acute angle with the A484.

Planning Consent

Planning Application No: W/36827 registered: 15/02/2018
for:

Proposal : VARIATION OF CONDITION 3 OF W/30896 TO
ALLOW A PERIOD OF A FURTHER 3 YEARS TO SUBMIT
APPROVAL OF RESERVED MATTERS

Location : LAND OPPOSITE, GREEN PARK, CYNWYL ELFED,
CARMARTHEN, SA33 6TN

Carmarthenshire County Council HEREBY GRANT permission
for development proposed by you in
accordance with the application and plans previously
approved, and subject to the following
condition(s):-

CONDITIONS

1 The permission now granted is an outline planning
permission only, within the meaning of the Town and
Country Planning (General Development Procedure) Order
1995.

2 Details of the access, appearance, landscaping, layout,
and scale, (hereinafter called "the reserved matters") shall
be submitted to and approved in writing by the local
planning authority before any development begins and the
development shall be carried out as approved.

3 Any application for approval of the reserved matters shall
be made to the local planning authority not later than three
years from the date of this permission.

4 The development shall begin either before the expiration
of five years from the date of this permission or before the
expiration of two years from the date of approval of the
last of the reserved matters to be approved, whichever is
the later.

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western flank of the
A484 at Green Park, within the village of Cynwyl Elfed. It
consists of a sloping
rectangular shaped area of land, which accommodates a
corrugated metal
livestock shed off its northern perimeter with adjoining
grazing fields. The
southern side perimeter forms a point where a larger yard
and outbuilding are
present, also set several metres above the public
carriageway, but screened
from that road by extensive frontage trees and hedgerows.
Vehicular passage
to the small yard is made via an unmade access track, which
runs parallel, but
at an acute angle with the A484.

Site Area & Location

Site marked in red on the location plan.

SITE AREA : 3826 SQ.M (.38 HA)

GRID REF : SN 37282 27242

what3words:- ///backpack.argued.marinated

Floor Plan



Area Map



Energy Efficiency Graph

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	

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