

Land north of Lon Hywel North Road, Whitland, Carmarthenshire, SA34 0BE

**Offers In The Region Of £147,500**

Parcel of Development land with outline planning within the Market Town of Whitland.  
For the erection of 5 dwellings.

The outline planning is for two pairs of three bedroom semi-detached houses with garages and one affordable two bedroom bungalow.

With new vehicular access, associated parking and landscaping.

## Situation

Conveniently located within North Road in the market town of Whitland which has the benefit of a good range of local services which include convenience stores, health centre, train station, primary and comprehensive schools, butcher, post office facility etc. The town lies just off the A40 and is therefore within easy reach of the larger towns of the area such as Carmarthen and Haverfordwest which are the principal administrative centres for the counties of Carmarthenshire and Pembrokeshire respectively and both have the benefit of a comprehensive array of facilities and amenities.

## Directions

Please see the location plan.

## Description

A 0.28 hectare development site which has the benefit of outline planning permission for the erection of 5 dwellings including an affordable unit together with new vehicular access and associated parking and landscaping.

As per the plans, the site will comprise an affordable detached 2 bedroom bungalow (unit 5-74m<sup>2</sup>), a pair of semi-detached two storey houses with attached garage (units 3 & 4-72m<sup>2</sup>) and a pair of semi-detached 1.5 storey 3 bedroom properties with garage (units 1 & 2-72m<sup>2</sup>).

Planning Reference: PL/00841

## Services

No services are connected to the land.

s106: The applicant has entered into a s106 agreeing to make the requisite affordable housing provision in accordance with Policy AH 1 of the LDP.

Access: The configuration of the development site allows for access to the land to the rear which currently lies within the LDP, but is in third party ownership.

## General Remarks

An excellent opportunity to purchase a small development site in a popular location being within easy reach of the A40 roadway.

## Conditions

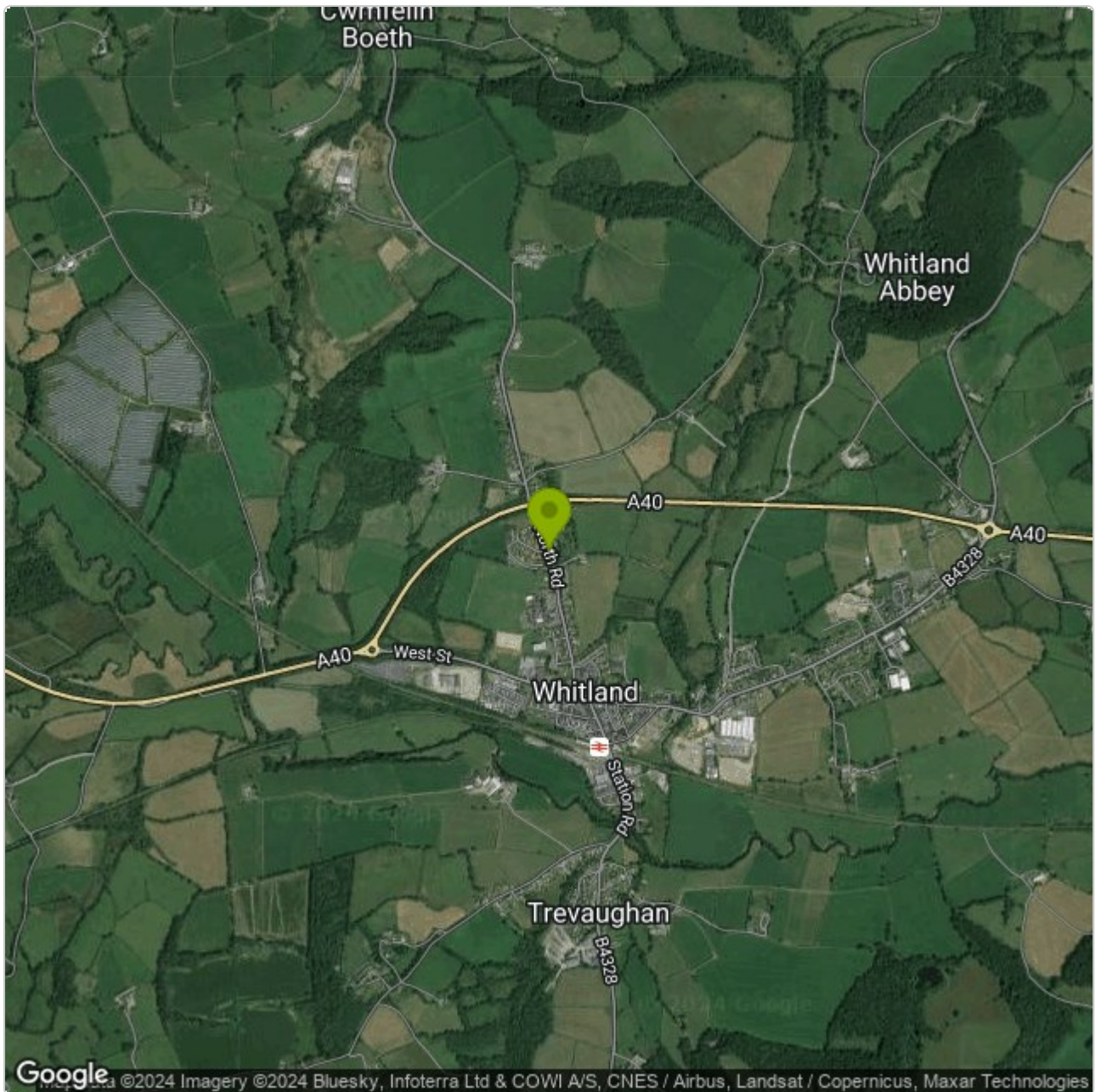
For a full list of conditions please review the Decision Notice.

Briefly, an application for approval of reserved matters must be made to the LPA before the expiration of 3 years from the date of this permission, and the development must be commenced not later than whichever is the later of the following:

- a) the expiration of 5 years from the date of this outline planning permission 17/06/2022
- b) the expiration of 2 years from the date of approval of the last of the reserved matters to be approved



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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