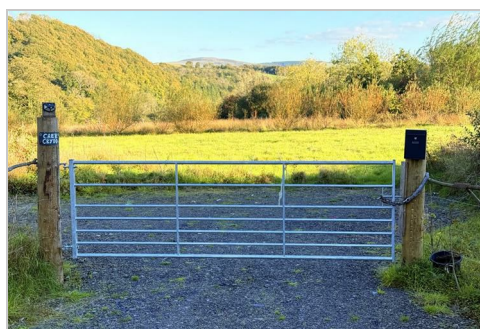


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Approx. 11 Acres at, Cae'r Crydd Taliaris, Llandeilo, Carmarthenshire, SA19 7UR
Asking Price £200,000

Nestled in the picturesque area of Taliaris, close to the destination Towy Valley town of Llandeilo, this remarkable property presents a unique opportunity for those seeking a sustainable lifestyle. Set on an expansive 11-acre site, part of a one planet development, allowing for an eco-friendly living experience in harmony with nature.

The land features rolling meadows and a charming traditional Welsh apple orchard nursery, perfect for those with a passion for horticulture or simply enjoying the beauty of the outdoors. Additionally, the property includes a poly tunnel and bee hives, offering the chance to engage in sustainable growing practices and contribute to local biodiversity.

This land is ideally situated close to the enchanting Towy Valley and the vibrant town of Llandeilo, known for its rich history and community spirit. Here, you will find a delightful mix of independent shops, cafes, and cultural attractions, making it a wonderful place to call home.

Embrace the opportunity to live in a way that aligns with One Planet Development guidelines, promoting a lifestyle that is both environmentally friendly and fulfilling. This property is not just parcel of land it is a gateway to a sustainable future in a lovely setting.

Location



This land is ideally situated close to the enchanting Towy Valley and the vibrant town of Llandeilo, known for its rich history and community spirit. Here, you will find a delightful mix of independent shops, cafes, and cultural attractions, making it a wonderful place to call home.

Description



A rare opportunity of acquiring a site with a One Planet Development approval for use as a sustainable site for living and running a traditional Welsh Apple Nursery.

There are various bee hives on the site to add to the ecological appeal.

More information on a one planet development can be provided by the one planet council for guidance.

<https://www.oneplanetcouncil.org.uk/>

The Land



The land is a combination of rolling meadows and land together with a traditional Welsh Apple Orchard and Poly tunnel with raised vegetable beds.

Entrance



The site is accessed from a recessed entrance with room for parking and/or turning.

The Yurt



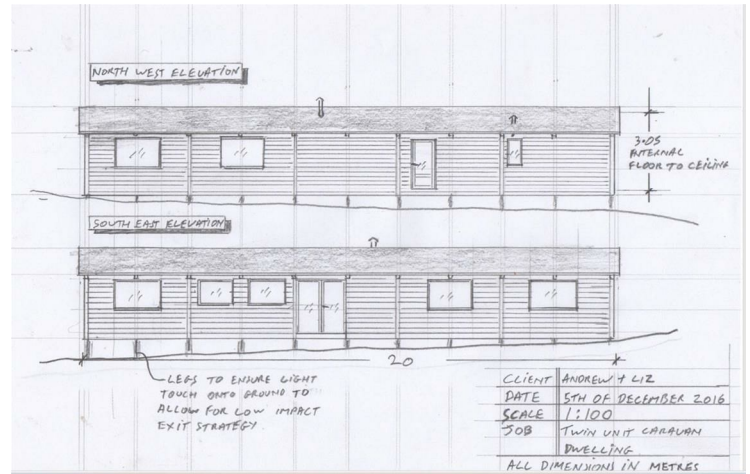
There is a lovely Yurt on site used by the current owner as a living space until the proposed dwelling is brought into use, This has a woodburner and adjacent Shower unit.



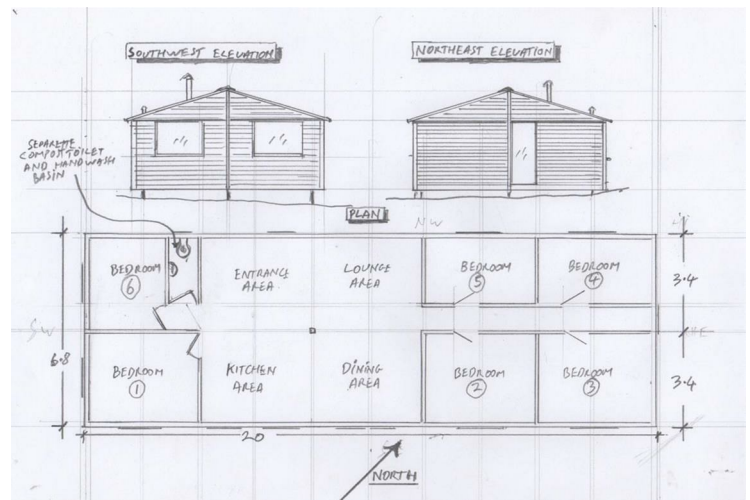
Polytunnel



Proposed Dwelling



The OPD approval allows for the construction of a single story structure to be build in sustainable materials.



Services

There is a private water supply on site together with a solar PV array requiring setting up that the vendors would include in the sale.

There is a compost toilet on site and a shower adjoining the Yurt, powered from a LPG supply.

Planning Consent

The property was granted panning consent for a One Planet Development by appeal

The details of the application can be found on the Carmarthnshire County Council Website Application E34934

https://planning-carmarthenshire.msapproxy.net/PublicAccess_LIVE/SearchRes?FileSystemId=PS&FOLDER1_REF=e/34934#

The Business



The current owner operates a traditional Welsh orchard nursery " Applewise Fruit Trees" from the site, which they would be willing to include in the sale. This is one of the main suppliers of Welsh apple tree varieties in Wales, supplying a large number of local authorities the National Trust and other landowners.

Tractor

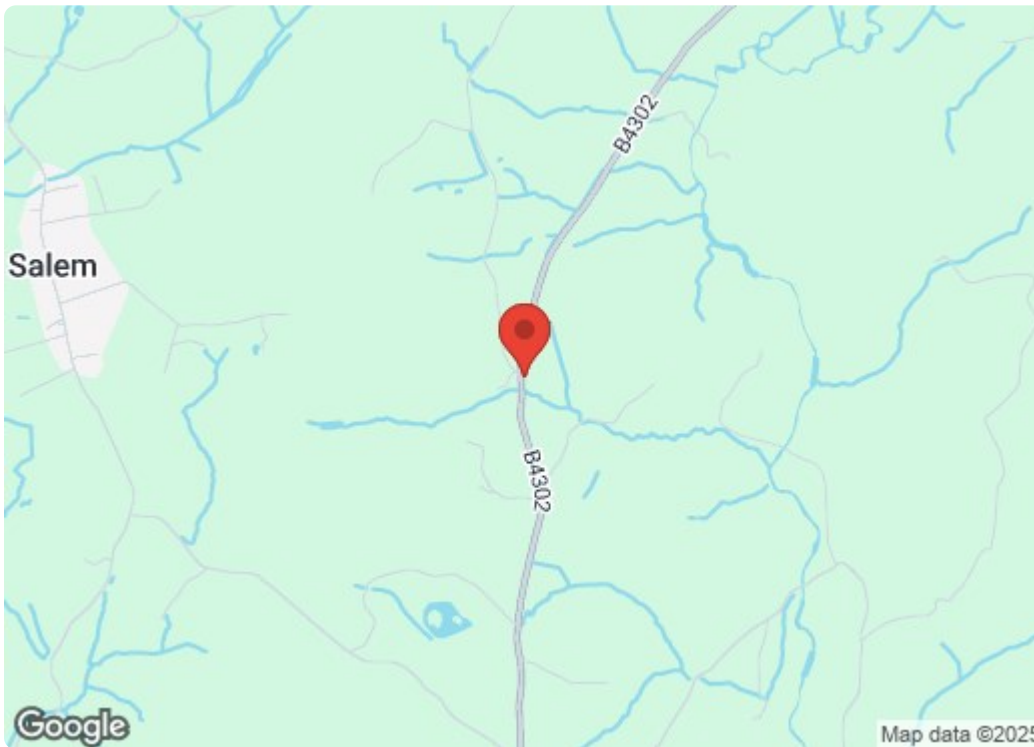
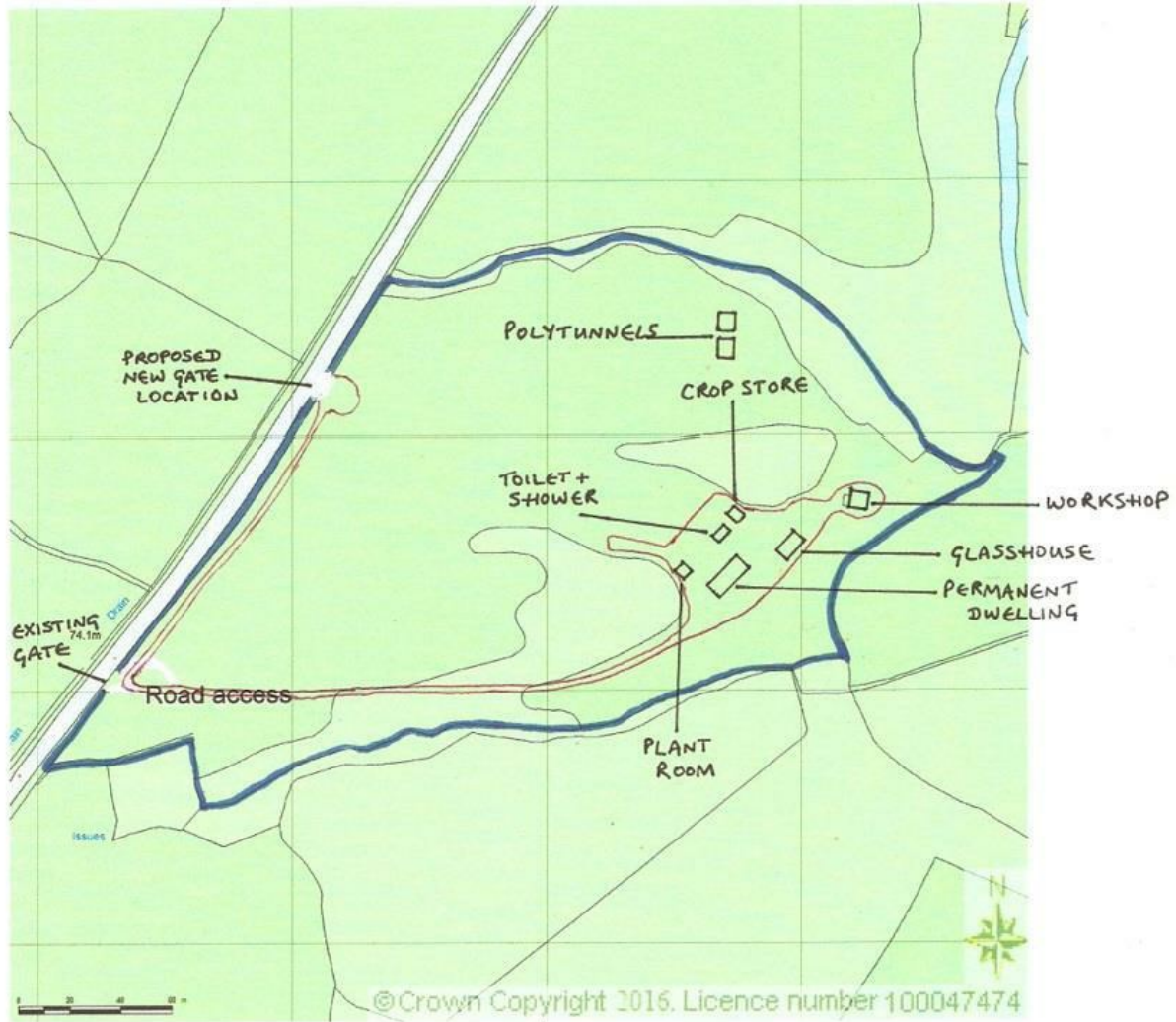


There is the option of purchasing the vintage David Brown tractor by separate negotiation.

The Land



SCALE: 1:2500 on A4
CENTRE COORDINATES: 263989 , 226569



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,