



## Plot 1&2 to rear of 44 Wernoleu Wernoleu

**Offers in the region of £160,000**

A building plot with planning permission for 2 detached dwellings with semi detached garages located in a quiet position on the edge of Ammanford town centre with its range of shopping and transport facilities. Full planning permission was granted in 2023 (Application Number PL/05238) The foundations for the garages are already laid. We understand that mains drainage pipe is on site.

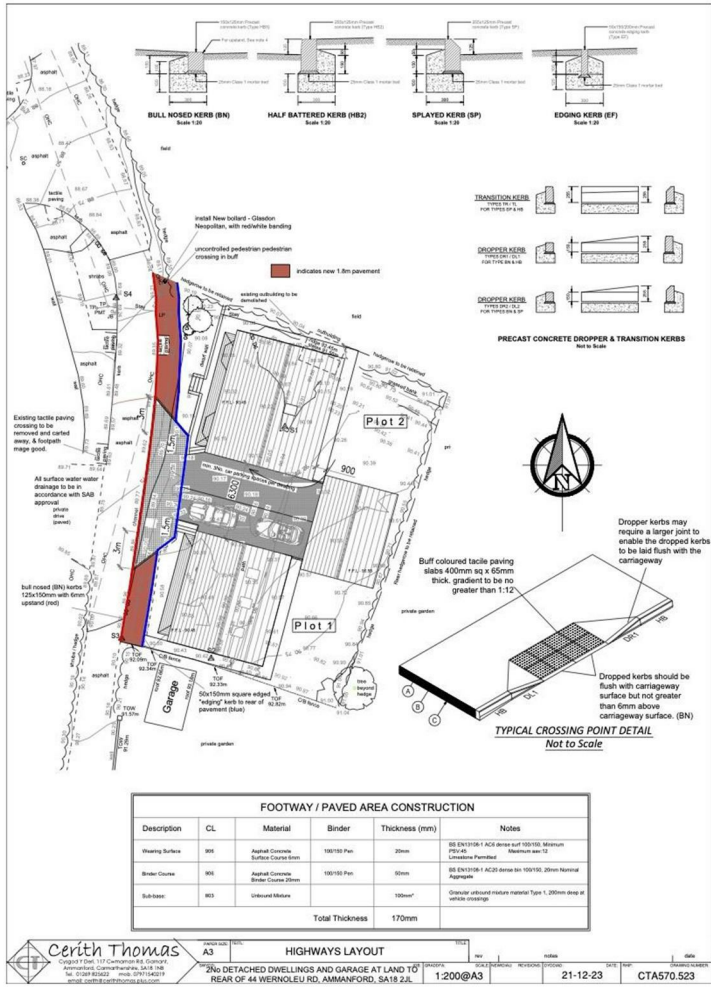
Water, gas, electric all in front of plot in lane.

The vendor paid for the section 106 to be drawn up by the council but whoever builds will need to pay £42 per sqm toward affordable housing.

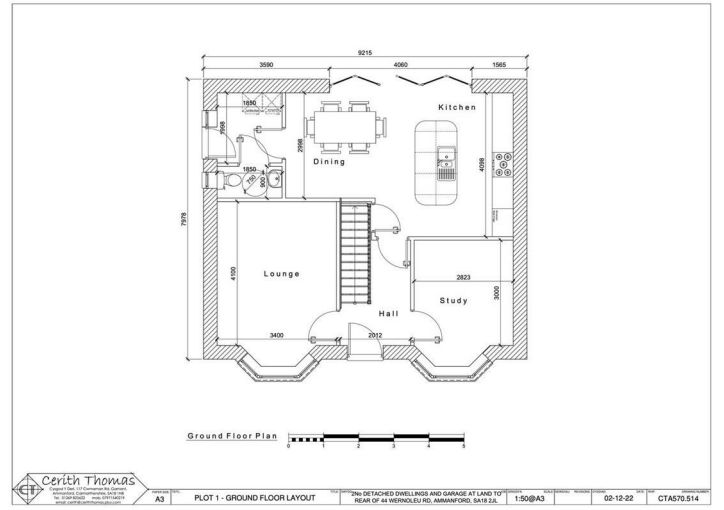
Plot 1 - 20m depth x 14m width

Plot 2 - 21m depth x 15m width

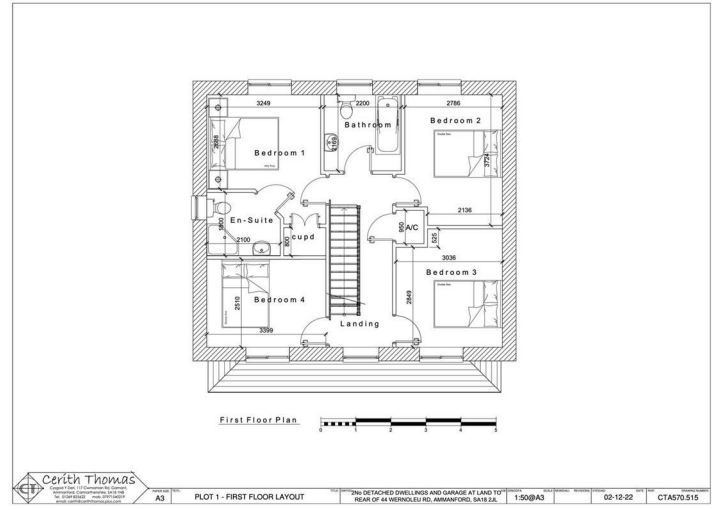
# NOTES -



# Ground Floor



# First Floor

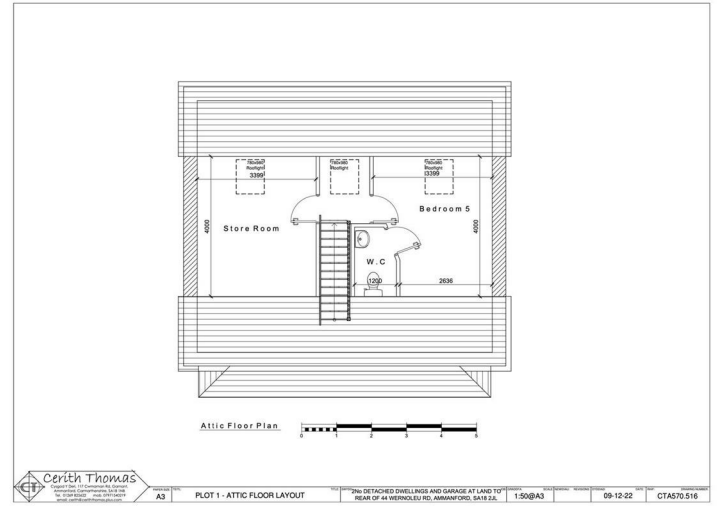


## Level Building Plot

- Building control paid with Total Building Control.
- Building Regs paid. Foundations of garages poured so site is on previous building regulations (18th November 2022).
- SAP calculations completed and paid.
- SAB Approved and inspection fee pre-paid.
- Pavement design paid and council approved.

## Plot 1

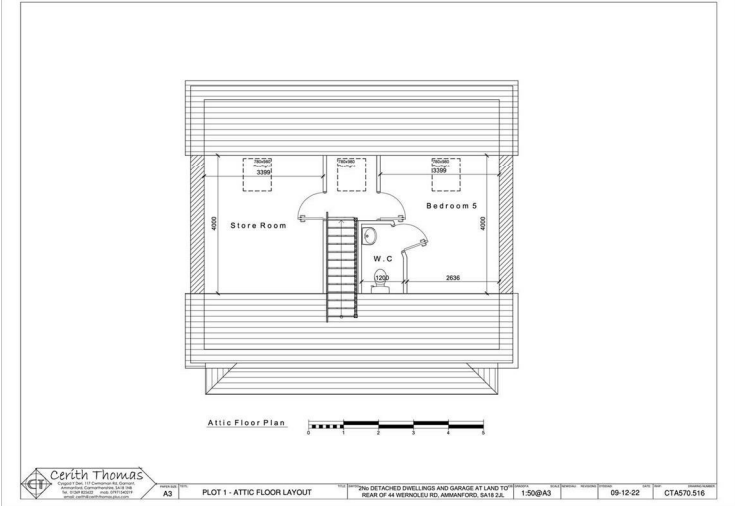
# Potential Second Floor (STPP)



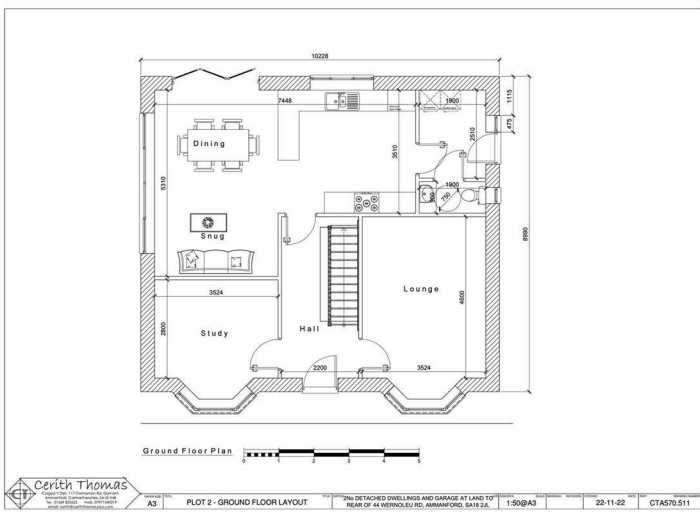
# Plot 2



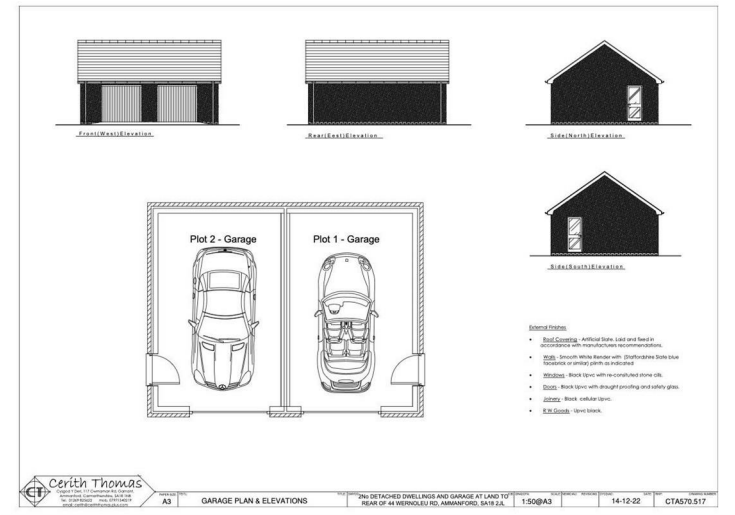
# Potential Second Floor (STPP)



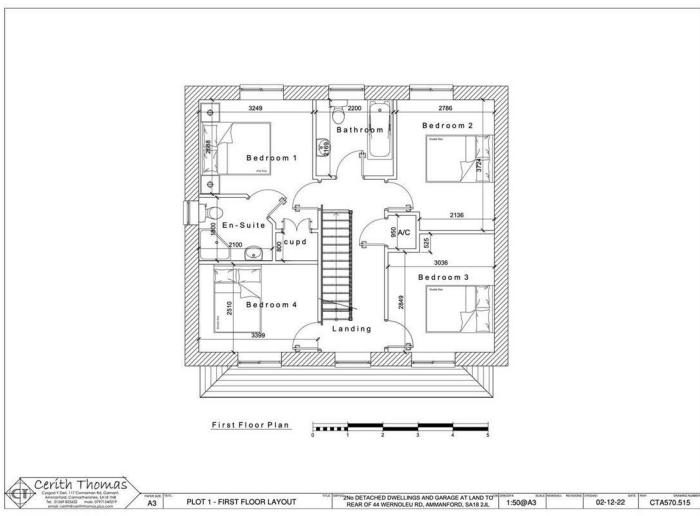
# Ground Floor



# Garage



# First Floor



# Site Plan



## Directions

Leave Ammanford on High Street and at the junction turn right then left into Maesquarre Road. At the crossroads turn left into Wernoleu Road and follow the road up the hill for approximately half a mile, turn left into Woodfield Terrace and the plots are on your right hand side, identified by our For Sale board.

## Services

We understand that mains drainage pipe is on site.  
Water, gas, electric all in front of plot in lane.



Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.