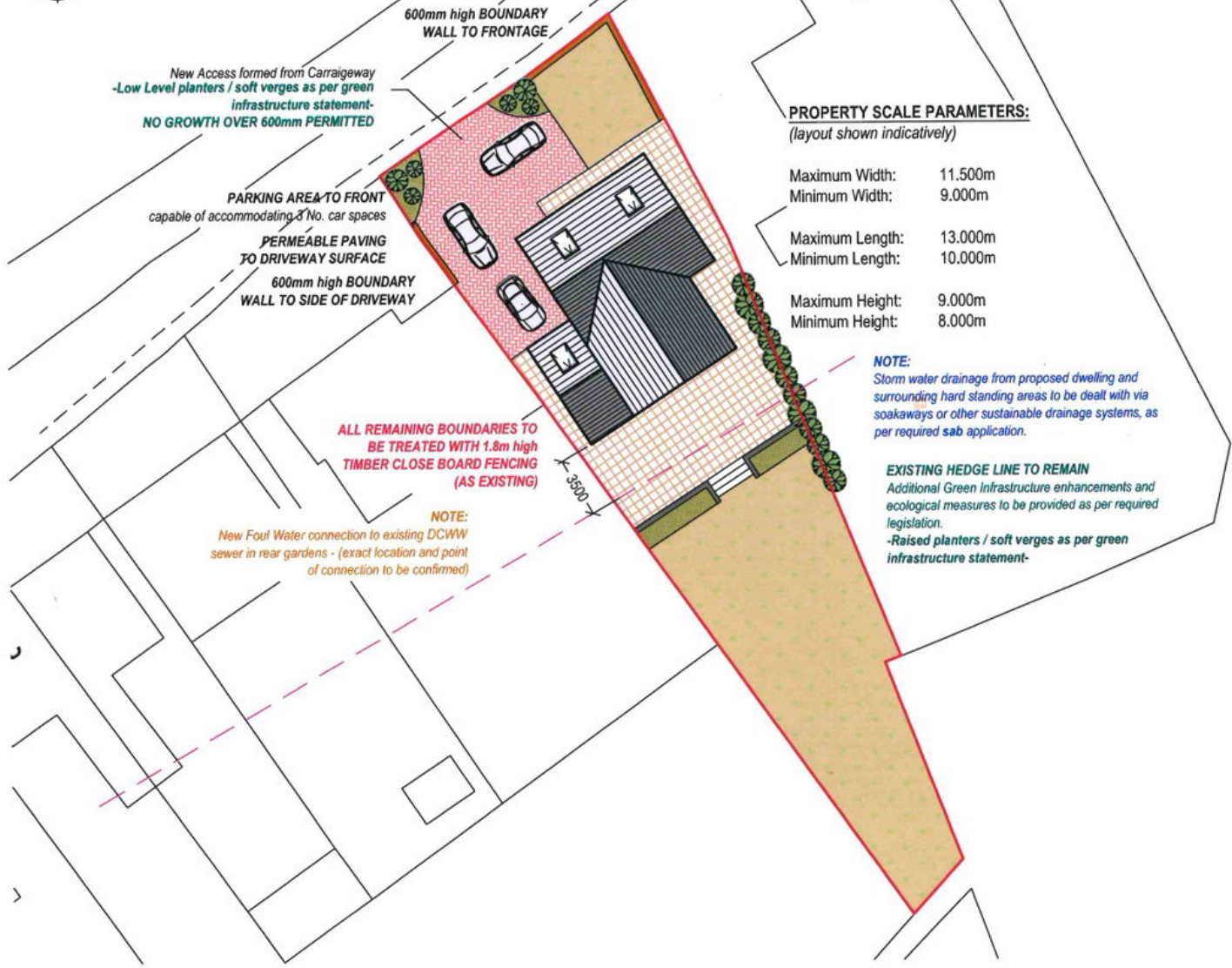




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PROPERTY SCALE PARAMETERS:
(layout shown indicatively)

- Maximum Width: 11.500m
- Minimum Width: 9.000m
- Maximum Length: 13.000m
- Minimum Length: 10.000m
- Maximum Height: 9.000m
- Minimum Height: 8.000m

NOTE:
Storm water drainage from proposed dwelling and surrounding hard standing areas to be dealt with via soakaways or other sustainable drainage systems, as per required **sab** application.

EXISTING HEDGE LINE TO REMAIN
Additional Green infrastructure enhancements and ecological measures to be provided as per required legislation.
-Raised planters / soft verges as per green infrastructure statement-

New Access formed from Carrageway
-Low Level planters / soft verges as per green infrastructure statement-
NO GROWTH OVER 600mm PERMITTED

PARKING AREA TO FRONT
capable of accommodating 3 No. car spaces
PERMEABLE PAVING TO DRIVEWAY SURFACE
600mm high **BOUNDARY WALL TO SIDE OF DRIVEWAY**

ALL REMAINING BOUNDARIES TO BE TREATED WITH 1.8m high TIMBER CLOSE BOARD FENCING (AS EXISTING)

NOTE:
New Foul Water connection to existing DCWW sewer in rear gardens - (exact location and point of connection to be confirmed)

PROPOSED SITE BLOCK PLAN

Client:		Mr. Mike Lewis
Project:		PROPOSED RESIDENTIAL DWELLING on Land at 25 Och y Waun Cwmllynfell SA9 2GA
General Notes: 1. Do not scale from this drawing, take figures elsewhere only. 2. Dimensions are in millimetres unless otherwise stated.		
Drawing Issue:		OUTLINE PLANNING
Drawing Title: PROPOSED SITE PLANS		
Drawing No: CPD-002	Revision:	B
Date: 26-06-2024	Revised:	05-11-2024
Scale(s): 1:250	Paper Size:	A3
 Cwm Planning & Design Ltd.		

Ochr Y Waun, Cwmllynfell, Neath Port Talbot, SA9

Offers In Region Of £90,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Ochr Y Waun, Cwmllynfell, Neath Port Talbot, SA9

A freehold building plot situated on a no-through road in a quiet semi rural location in the village of Cwmllynfell with views to the front and rear. Outline planning permission was approved on 22nd November 2024 for one detached dwelling, planning reference P2024/0528. The planning permission is available upon request or by logging onto Neath Port Talbot Borough Council website.





Plot:

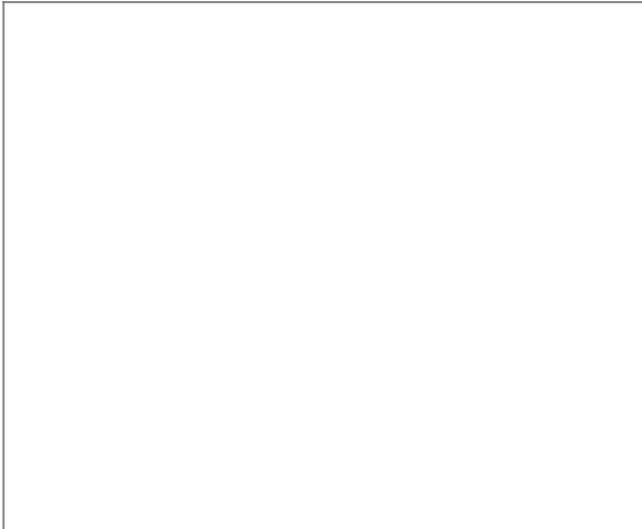
An individual self build plot adjacent to 24 Ochr Y Waun with views to the front and rear.

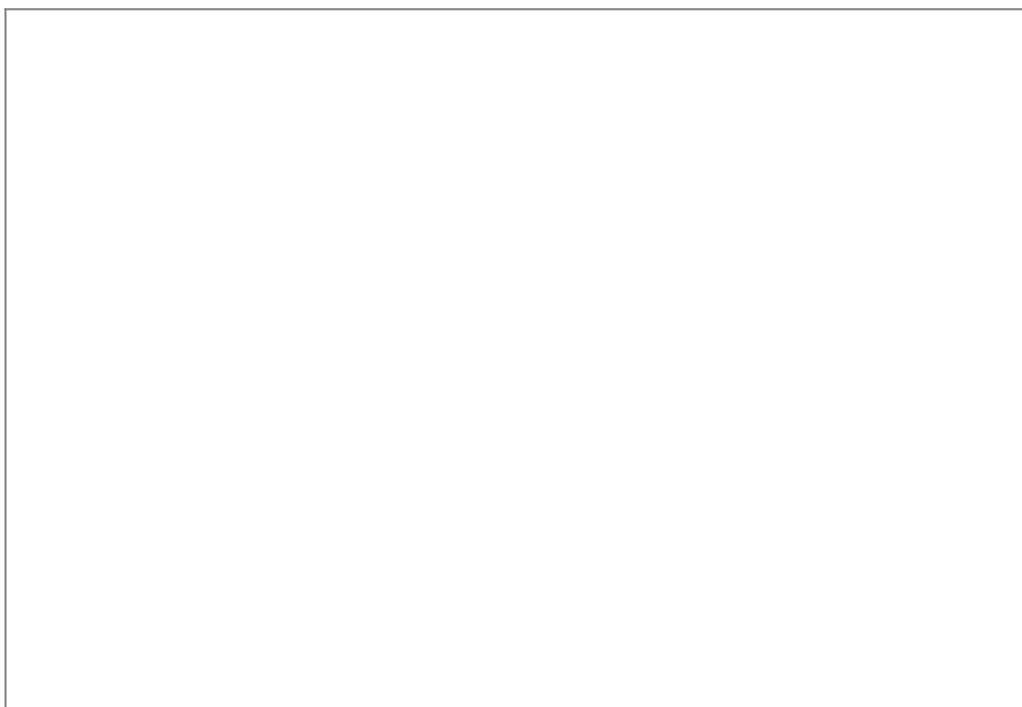
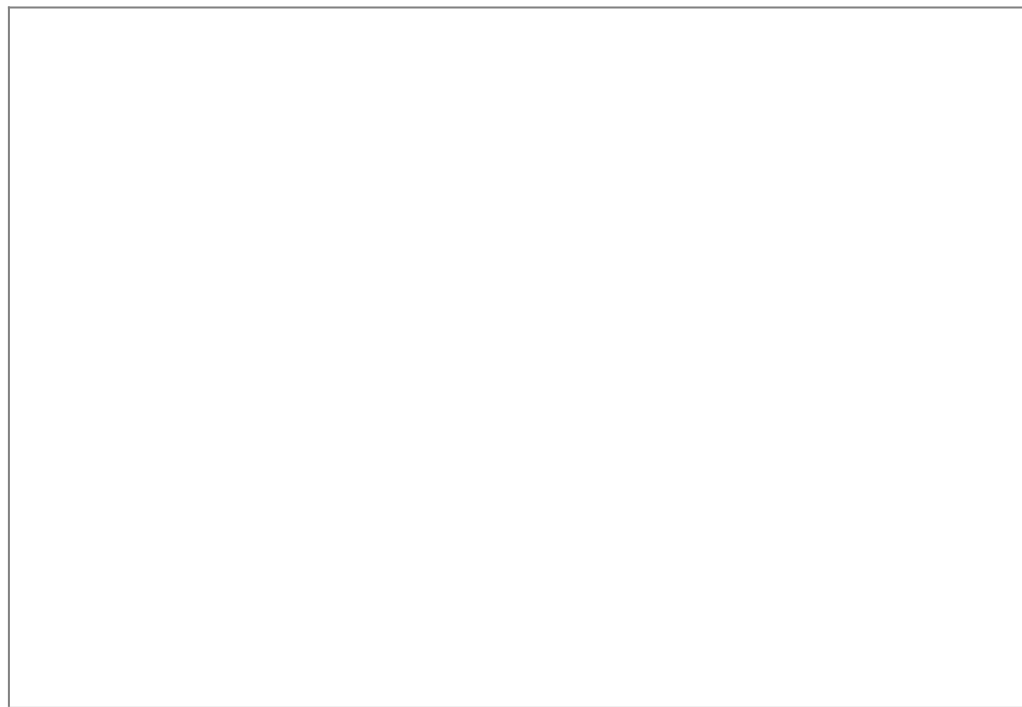
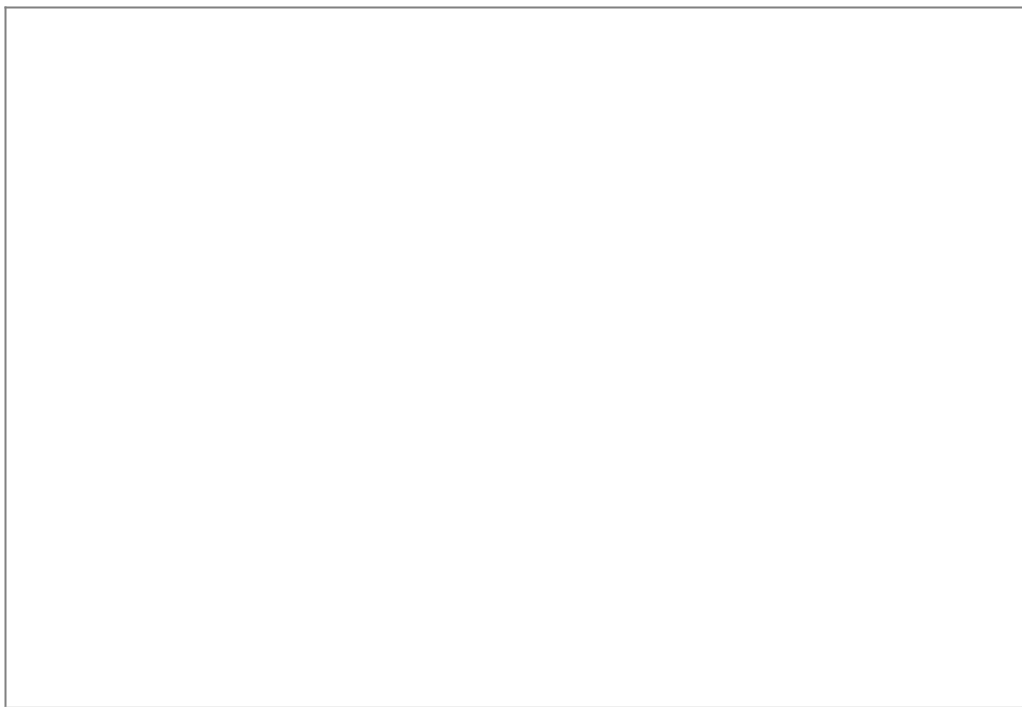
Planning Permission:

Outline Planning Approved for one detached dwelling , planning ref P2024/0528.

Tenure:

Freehold.





Services:

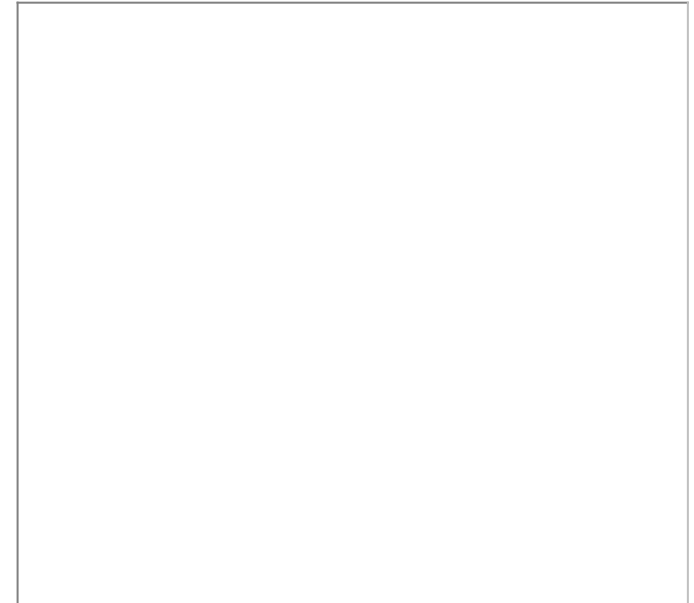
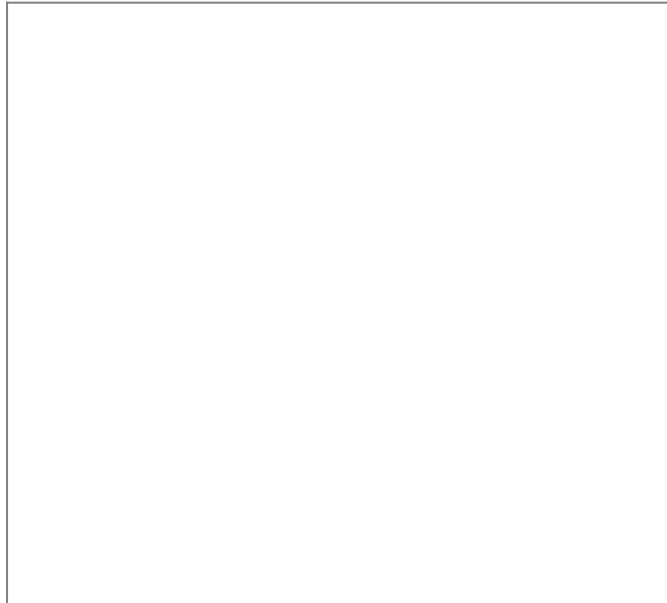
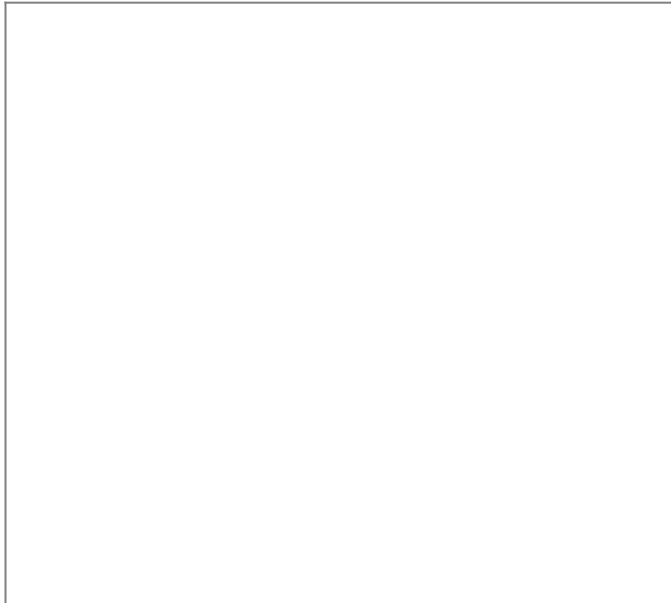
We are advised mains water, drainage and electricity are available subject to the necessary connection charges.

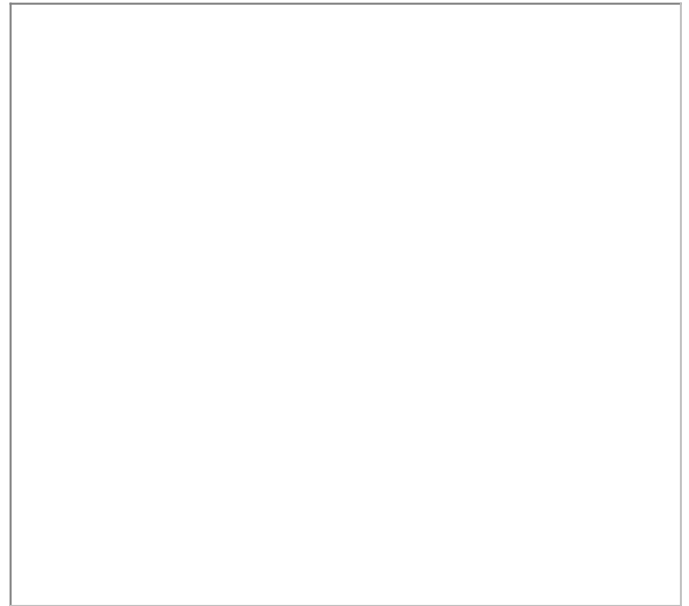
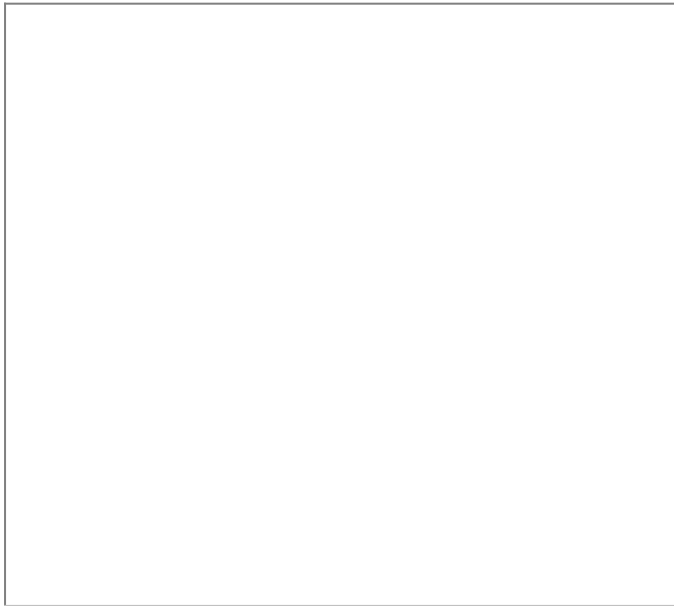
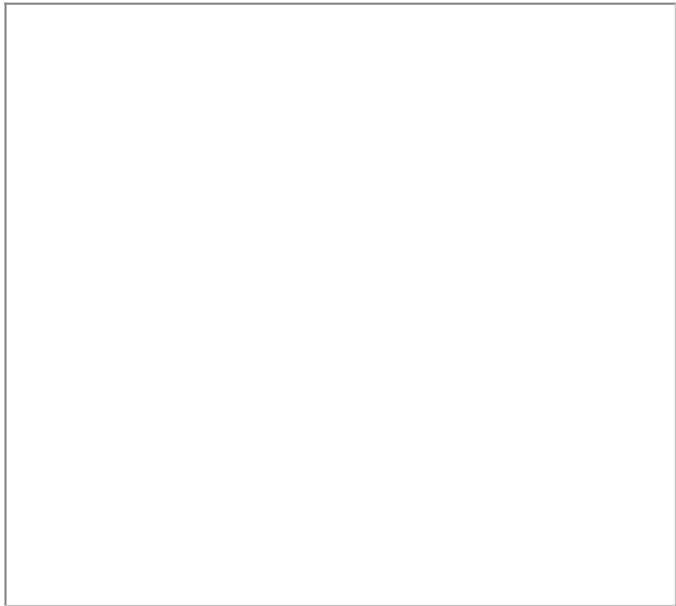
Council Tax:

Not available.

Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.







Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128