

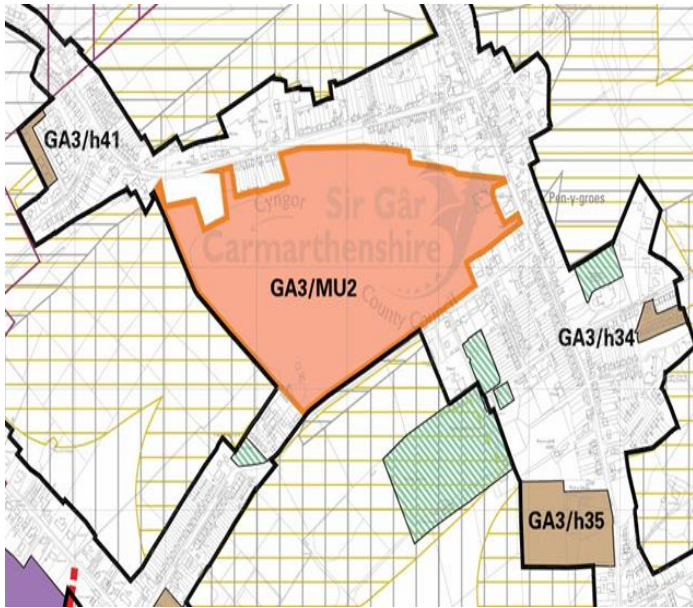
Phase II, Parc Emlyn, Penygroes, Carmarthenshire, SA14 7NP

For Sale – Residential Development Land
Approximately: 5.33 acres (2.175 ha)



- Planning permission for 70 No. residential dwellings
- Situated within a larger 54 acre site designated for mixed use development under LDP
- Located between the towns of Ammanford and Cross Hands
- For sale, phased payment terms considered

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Location

Penygroes is located between Cross Hands and Ammanford in Carmarthenshire. The market town of Ammanford is situated 4 miles to the south east, while the strong regional employment centre of Cross Hands is located 2 miles to the west. From Cross Hands, direct access onto the A48 dual carriageway is provided although a proposed new road will link the development site directly to the A48. The A48 links directly to the M4 Motorway to the east, subsequently providing access to the cities of Swansea and Cardiff located 15 and 55 miles respectively to the east. The town of Carmarthen is found 12 miles to the west of Cross Hands, which provides access to the A477 dual carriageway, a direct route to the port of Pembroke Dock.

Description

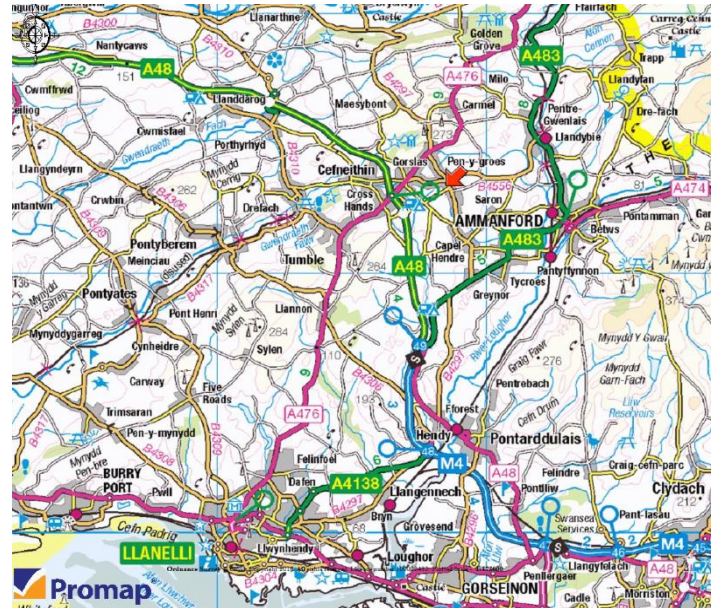
Phase II, Parc Emlyn forms part of a larger development site of circa 54 acres. The brownfield site was originally the location of the Emlyn Colliery before being utilised for brickworks production until the plants demolition in 2001. The site's topography falls slightly to the east and has been cleared of all structures.

The development land has undergone substantial remediation and profiling works in order to provide a suitable site for residential and mixed use development.

Phase I of Parc Emlyn is currently close to completion and comprises of 9 residential dwellings with access directly off Norton Road.

Site Access

Access to the site is gained along the northern boundary, via Phase I of the Parc Emlyn development which is currently under construction. Phase 1 has purposely been constructed with an adoptable standard access and highway designed to accommodate the future development of Phase II.



Planning

The area is earmarked for a mixed use classification as designated under GA3/MU2 of Carmarthenshire Councils Local Development Plan (Depicted to the left).

Full Planning permission for Phase II of the development was granted on 17/04/14 (Application: E/29521) comprising of 70No. residential dwellings.

Terms

The property is available for freehold purchase with phased payment terms considered, price on application.

VAT

All figures quoted are exclusive of VAT which may be charged.

Legal Costs

Each party to bear their own legal costs and all professional fees incurred during the transaction.

Viewing

Strictly by appointment with the sole agents:

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