



FOR SALE

0.22 ACRES
(0.09 HECTARES)

£75,000

Residential Plot with
Planning Permission in
Johnstown, Carmarthen.

- Development Opportunity
- Planning Permission for 2 Semi-Detached Dwellings
- Desirable Semi Rural Location
- Elevated Position
- Potential for new consent for one dwelling

Summary

Available Size	0.22 Acres
Price	£75,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

An opportunity to purchase a residential development of 0.215 acres at "The Hawthorns," located along Alltynap Road in the desirable area of Johnstown, Carmarthen.

The plot benefits from existing full planning permission for two semi-detached dwellings, with scope to modify planning to suit a single detached property, suitable for a self-build.

Full Planning Permission: PL/00032 granted 5th May 2021, with variation approved under application PL/06268 on 6th March 2024.

Location

The property is well located in the sought-after area of Johnstown, just a short distance from Carmarthen town centre.

Carmarthen offers a wide range of amenities including shops, schools, leisure facilities, and excellent transport links.

The area is well-connected via the A40 and A48, providing easy access to Swansea, Cardiff, and beyond, including a direct rail service to London.

Specification

- Full planning permission for two semi-detached dwellings, each with split-level accommodation tailored to the gently sloping site.
- Modern exterior finishes with face brick, grey cladding, anthracite UPVC doors and windows, and grey interlocking roof tiles.
- Approved vehicular access and ample off-road parking provision.
- Safe and convenient highway access with improved footpath frontage.
- Services readily available.

Terms

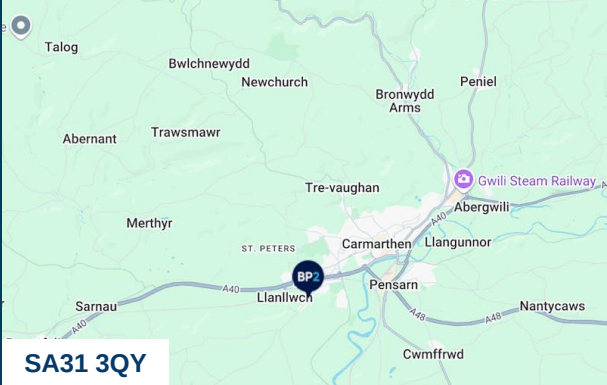
Freehold Sale - £75,000

Planning

Full Planning Permission: PL/00032 granted 5th May 2021, with variation approved under application PL/06268 on 6th March 2024.

Technical Pack

Further information is available via a technical pack following formal expression of interest.



Viewing & Further Information



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