

For Sale

Residential Development Land, Llechryd, Cardigan, Dyfed, SA43 2NL

8.99 Acres (36,381.22 sq m) SITEAREA

- Unique development opportunity
- Freehold with Vacant Possession
- Existing Planning Permissions
- 8.99 acres
- Direct site access from the A484



Location

The site is accessed directly from the A484 and is situated approximately 3 miles from the town of Cardigan. Carmarthen is located 26 miles to the south east with the M4 Motorway found 39 miles in a south easterly direction, via the A48. West Wales Airport is situated 7 miles away from the village.

Specification

The site is situated within the centre of the village Llechryd and is approximately 3.64 hectares (8.99 acres) in size. The land is of generally level topography and is laid out in a regular shape. The property is bordered along the south and west boundaries by existing residential development, with agricultural land bordering the site to the east.

Access is provided directly from the A484, which will act as a single entry point to the entire site.

Planning

Part of the site has formerly held planning permission for 6No. residential dwellings (Ceredigion County Council, Planning Application: A060609). There is potential to increase the density to 58No. dwellings.

Development Opportunity

In addition to the planning consent above there is a valuable development opportunity to be had with this land. Subject to the appropriate planning consents, the land or part of could be put to a number of uses including development into retail units or as a trade counter.

The site is not situated within a Conservation area and contains no listed buildings or Tree Preservation Orders restricting development.

Terms

The freehold is available for sale with vacant possession,

Viewings

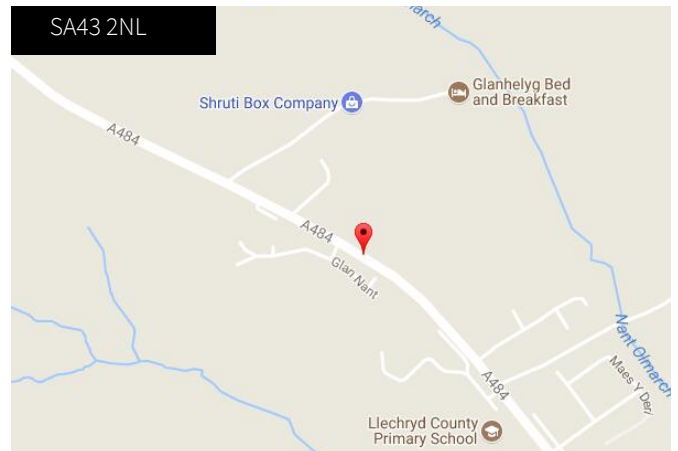
Strictly by appointment with the joint agents.

EPC

Available upon request.

Price

Available on Request



Contacts

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For properties in Scotland:

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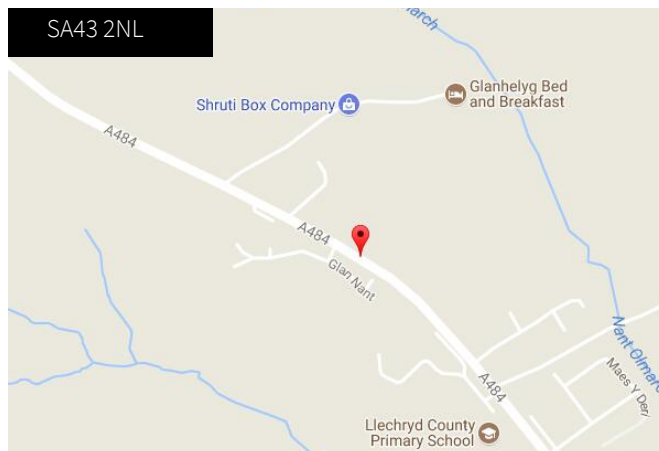
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