

Development Land Llannon Road, Llanelli, SA15 5NB

**Offers in the region of £895,000**

Approximately 6.32 acres of Development Land which incorporates 'Pen Y Bryn Garage and Tyre services', situated at grid reference SN 506 105 at the periphery of the village community of Pontyberem, flanking Llannon Road.
Two field enclosures which are gently sloping in form (OS fields 6158 & 6347), for the allocation of approximately 54 Dwellings.
Planning was granted on 2/07/2025, Planning number ' PL/06308 ' with Carmarthenshire County Council
20% has been allocated for affordable housing.

## Services

We Understand the mains electricity, water and drainage are available, although interested parties are requested to make their own enquiries regarding the provision of sewers and utility services to this site.

## Rights of Way, Easements & Wayleaves

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not. We do however understand that there are NO public footpaths passing through the land.

## Viewing

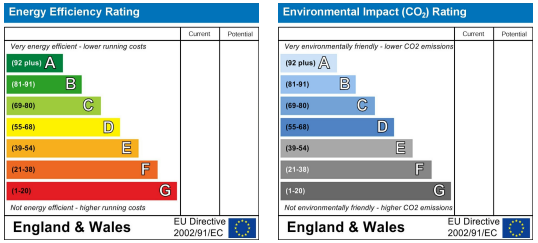
Viewing of the land will be permitted unaccompanied and on foot only. Viewing is at viewer's risk provided copies of these particulars are being carried. However, all parties viewing the land are expressly requested to arrange an appointment via selling agents to attend the land before they attend on site.




## Area Map




## Energy Efficiency Graph






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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