

Y Neuadd

Llanybydder, SA40 9UA



- Circa 1.35 acres
- Development opportunity subject to planning
- Good road links via A485

Land of circa 1.35 acres / 0.55 hectares situated in the market town of Llanybydder.

An excellent potential development opportunity for new build properties subject to planning.

For more information please contact Hern & Crabtree Land and New Homes on 029 2022 8135

Overview

Y Neuadd is a landmark house in the south of the market town of Llanybydder that has fallen into disrepair. Coupled with the coach-house and adjoining plot the site comprises circa 1.35 acres in total and lends itself to development subject to planning. Initial planning enquiries have been made by the seller and feedback to development has been favourable. Y Neuadd falls within the boundaries allocated within the Carmarthenshire local development plan and within development limits of Llanybydder.

Location

By road Llanybydder is about 5.5 miles to Lampeter, 18 miles to Carmarthen, 16 miles to Aberaeron and New Quay and about 47 miles to Swansea.

Planning

Initial planning advice has been sought by the seller and the feedback has been positive. The site lends itself to a variety of possible schemes although no planning application has been made. The seller would prefer to allow the buyer the freedom to apply for the planning permission that they would wish to pursue. The sellers preference therefore is to sell the site subject to planning.

Offers

The plot is sold as seen and is offered to the market with the sellers willing to consider offers subject to planning.

Drone Film

<https://gopro.com/v/X6M1wWwnp3l8>

