



Building Plots Dan Y Bryn, Llanmiloe, Pendine, SA33 4EZ

Prices from £85,000

Dan y Bryn is a self build development of 24 serviced plots.

Nestled underneath a vast area of woodland in the village of Llanmiloe.

Llanmiloe adjoins the village of Pendine which has much to offer. It has a variety of pubs, restaurant and cafes and is famous for its 7 mile sandy beach renowned for numerous land speed attempts.

Each plots is approached off an adoptable Road

An opportunity of building your dream home in a coastal location

****ONLY 6 PLOTS REMAINING****

DIRECTIONS

Heading Westbound from Carmarthen you take the A40 dual carriageway towards St Clears, once nearing St Clears you turn off and follow signs to Pendine and join the A4066 road, this road will take you directly to Llanmiloe, once you enter the village of Llanmiloe, drive past the Post Office on your left and keep on heading towards Pendine for approximately 600 meters and you will see Dan y Bryn on the righthand side of the road.

LOCATION AND SURROUNDING AREAS



Dan y Bryn adjoins to the village of Pendine, the village has much to offer, it has a variety of pubs, restaurants and cafes offering breakfasts, traditional meals and Asian cuisine which should quench your thirst and please your palette whatever your taste is.

Pendine is situated on the Northern shore of Carmarthen Bay, the village has a 7 mile long flat beach which is perfect for bathing on and is also world-renowned for being the venue of Land Speed records dating back over 100 years.



If you like to keep active then you will not be disappointed as Llanmiloe is located along the All Wales Coast Path which has a total length of 870 miles and spans the entire coastline of Wales. Along the path you can enjoy spectacular scenery, from soaring cliffs to golden sands.

Additional to the coastal path there is a selection of over 200 circular walks within the Pembrokeshire Coast National Park, ranging from one hour strolls to invigorating 9 mile (15km) cross-country hikes. There is also a selection of short walks, gentle strolls, wheelchair and easy access walks which are all available on the website (see link below).

DESIGN PARAMETERS

DAN Y BRYN DESIGN PARAMETERS

In order to secure a well designed and constructed residential development which contributes positively towards a residential development and towards the creation of a high quality environment, a set of design principles have been formulated to guide the sites future development.

- Dwellings will face into the site creating a small cul de sac
 - Dwellings will follow a uniform building line centred around the internal spine road that will serve the development
 - Each dwelling will provide on-plot parking
 - Dwellings will measure between 1 and 2.5 storeys in height
 - Uniform boundary treatments will be required consisting of front forecourts/gardens enclosed by hedgerows comprising of native species
 - Rear gardens divided by close board fencing
- Materials:
- Smooth painted render (painted in low contrast colour)
 - Stonework masonry (tumbled sandstone sourced from Black Mountain Quarries or Equivalent as approved by Carmarthenshire County Council and Sandler 3 Ltd)
 - Brickwork will not be permitted

Note

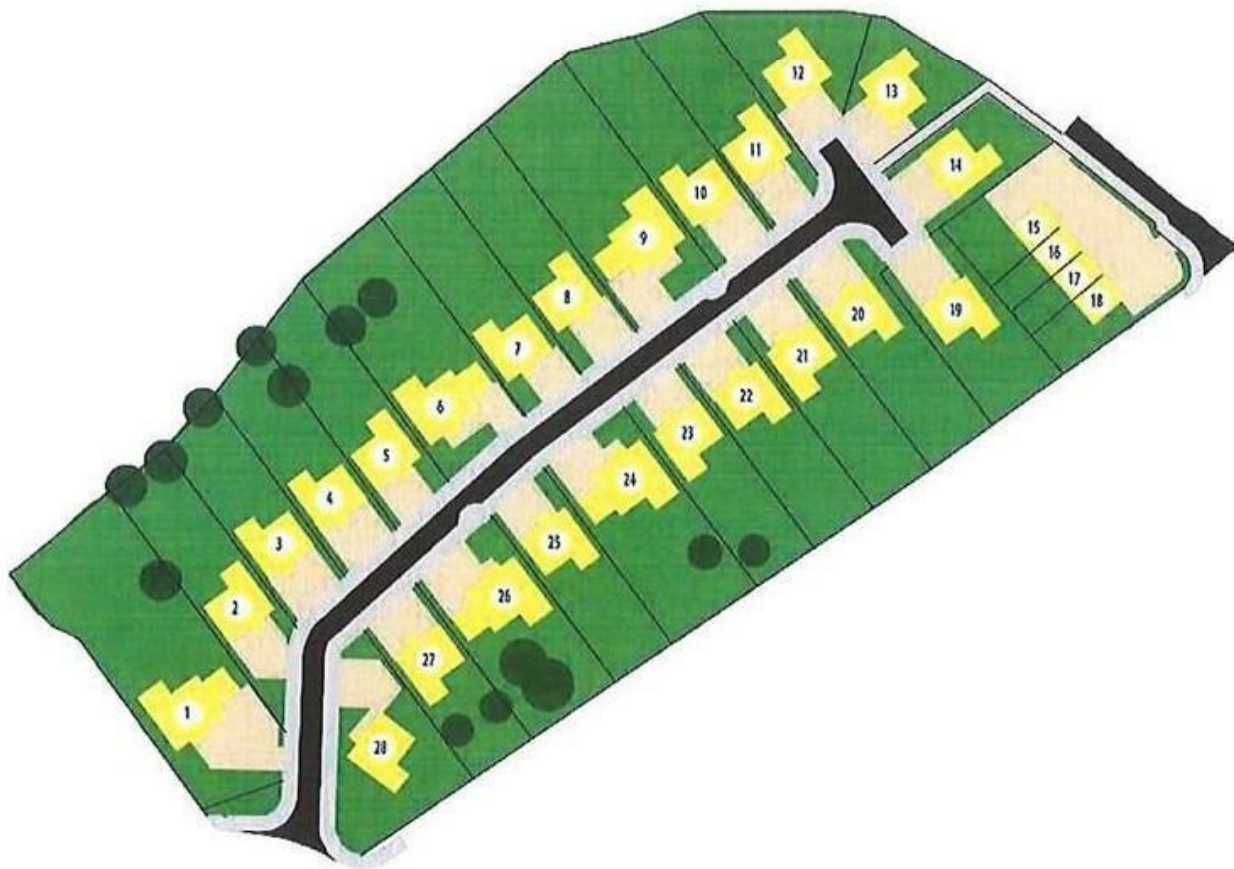
THE DESIGN PRINCIPLES ARE INTENDED TO GUIDE PROSPECTIVE PURCHASERS OF THE PLOTS IN ORDER TO ACHIEVE A CO-ORDINATED DESIGN APPROACH TO THE DEVELOPMENT OF THIS SITE. THE SCALE, LAYOUT, APPEARANCE AND DETAILS OF LANDSCAPING OF EACH PLOT WILL BE SUBJECT TO RESERVED MATTERS PLANNING APPLICATION. ALL PROPOSALS AND MATERIALS TO BE APPROVED PRIOR TO APPLICATION BY SANCLER PROPERTY

PRICES

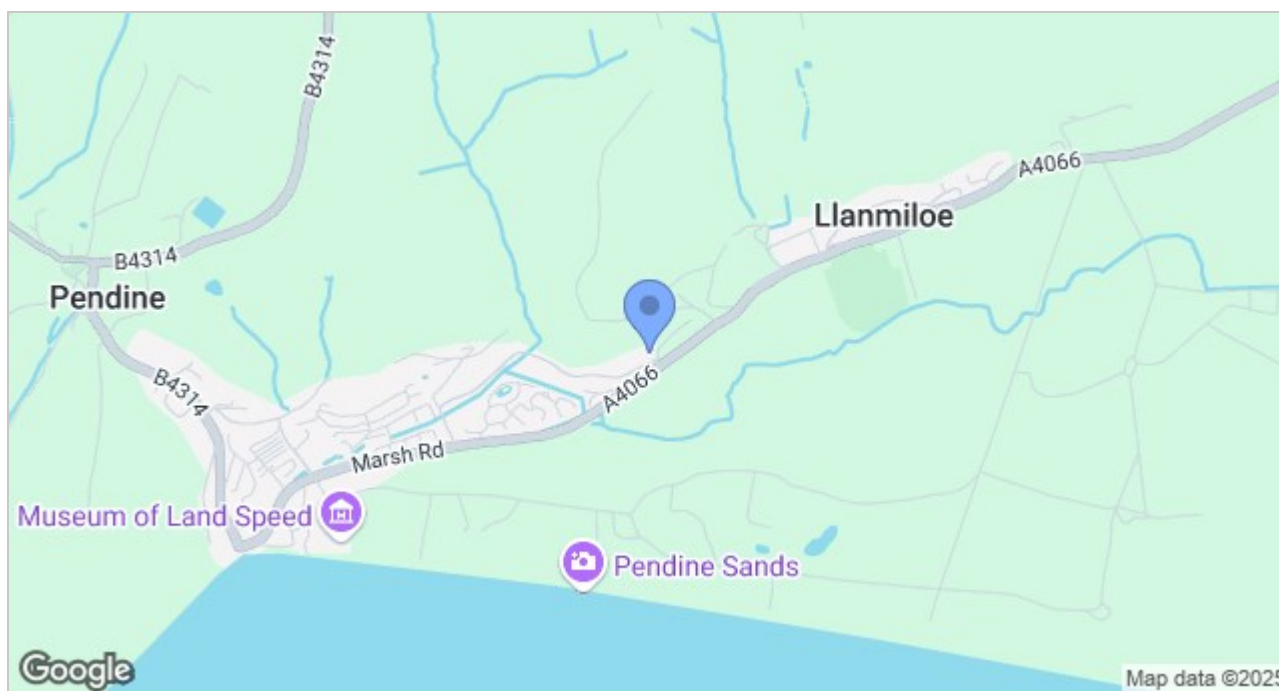
PLOT SIZE PRICE

- 7 13m x 47m £97,500
- 8 13m x 49m £97,500
- 10 13m x 50m £97,500
- 11 13m x 45m £97,500
- 12 25m max x 32m max £85,000
- 13 14n x 22m £90,000

Floor Plans



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

DAN Y BRYN DIMENSIONS & PRICES

Plot	Sizes (m)	Square Meterage	Price
1	21 x 62m	1,302m ²	SOLD
2	13 x 56m	728m ²	SOLD
3	13 x 42m	546m ²	SOLD
4	13 x 42m	546m ²	SOLD
5	13 x 44m	572m ²	£97,500
6	19 x 47m	893m ²	SOLD
7	13 x 47m	611m ²	£97,500
8	13 x 49m	637m ²	£97,500
9	19 x 50m	950m ²	SOLD
10	13 x 50m	650m ²	£97,500
11	13 x 45m	585m ²	£97,500
12	25 x 32m corner plot depth x middle width	500m ²	£85,000
13	14 x 22m corner plot depth x middle width	450m ²	£90,000
14	14 x 30m	420m ²	SOLD
15-18			SOLD
19	15 x 36m	540m ²	SSTC
20	14 x 45m	630m ²	SOLD
21	13 x 45m	585m ²	SOLD
22	13 x 44m	572m ²	SOLD
23	13 x 42m	546m ²	SSTC
24	19 x 42m	798m ²	SOLD
25	16 x 41m	656m ²	SOLD
26	16 x 39m	624m ²	SOLD
27	13 x 36m	468m ²	SOLD
28	27 x 34m corner plot depth x middle width	600m ²	SOLD

***ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

To book a viewing please contact us on 01994 231377 or send an email to sales@sanclerproperty.co.uk

