



## **Building Plot Pibwrlwyd Lane, Carmarthen, SA31 2NH**

**Offers in the region of £185,000**

Located along the tranquil Pibwrlwyd Lane in Carmarthen, this exceptional building plot offers a unique opportunity for those looking to create their dream home in a serene countryside setting.

Spanning an impressive 3.70 acres, the land comes with outline planning consent, allowing for the potential development of a bespoke residence tailored to your specifications.

The plot is situated on a quiet country lane, providing a peaceful retreat while still being conveniently close to the town of Carmarthen. This prime location ensures that you can enjoy the best of both worlds: the tranquillity of rural living and easy access to local amenities, shops, and services. With its generous size and picturesque surroundings, this building plot is perfect for those seeking to embrace a lifestyle that combines nature with modern conveniences.

Do not miss this rare opportunity to secure a slice of the beautiful Carmarthenshire countryside, where you can build a home that reflects your personal style and aspirations.

## LOCATION

This area is notably near the Pibwrlwyd Campus, an integral part of Coleg Sir Gâr situated on the outskirts of Carmarthen. The campus boasts a rural setting, yet offers excellent facilities—from equine and animal science workshops to a public-facing training restaurant, modern labs, and spacious learning centres.

Carmarthen, being a major market town and county hub, offers a rich array of amenities: independent shops, a historic market, a velodrome, eateries, cultural venues, and more. From your simply located country lane, you'd be just a few minutes away from this vibrant town centre—perfect for picking up supplies, enjoying a meal out, or tapping into local culture.

Located just south of Carmarthen, you'd have swift access to the A40 and A484, offering seamless links to the M4 and beyond.

Just off the A484, Parc Pensarn Retail Park is home to a Morrisons supermarket, a petrol station, and several other key services—Dunelm, Halfords, Sports Direct, Starbucks, McDonald's, and more.

## PLANNING

Outline planning granted for a residential development - Single dwelling Application recently renewed dated 21/05/2025 Reference Number PL/08038

Copy available with the agents or on the Carmarthenshire county council web site.

## THE PLOT



The plot is located on a quiet country lane which is a no through road. There is a small stream that intersects the plot and a track to the side that leads to the land at the rear.



## THE LAND



Gated access from the plot leads to a small paddock with gated access leads to the field which is in good heart providing excellent grazing.



## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

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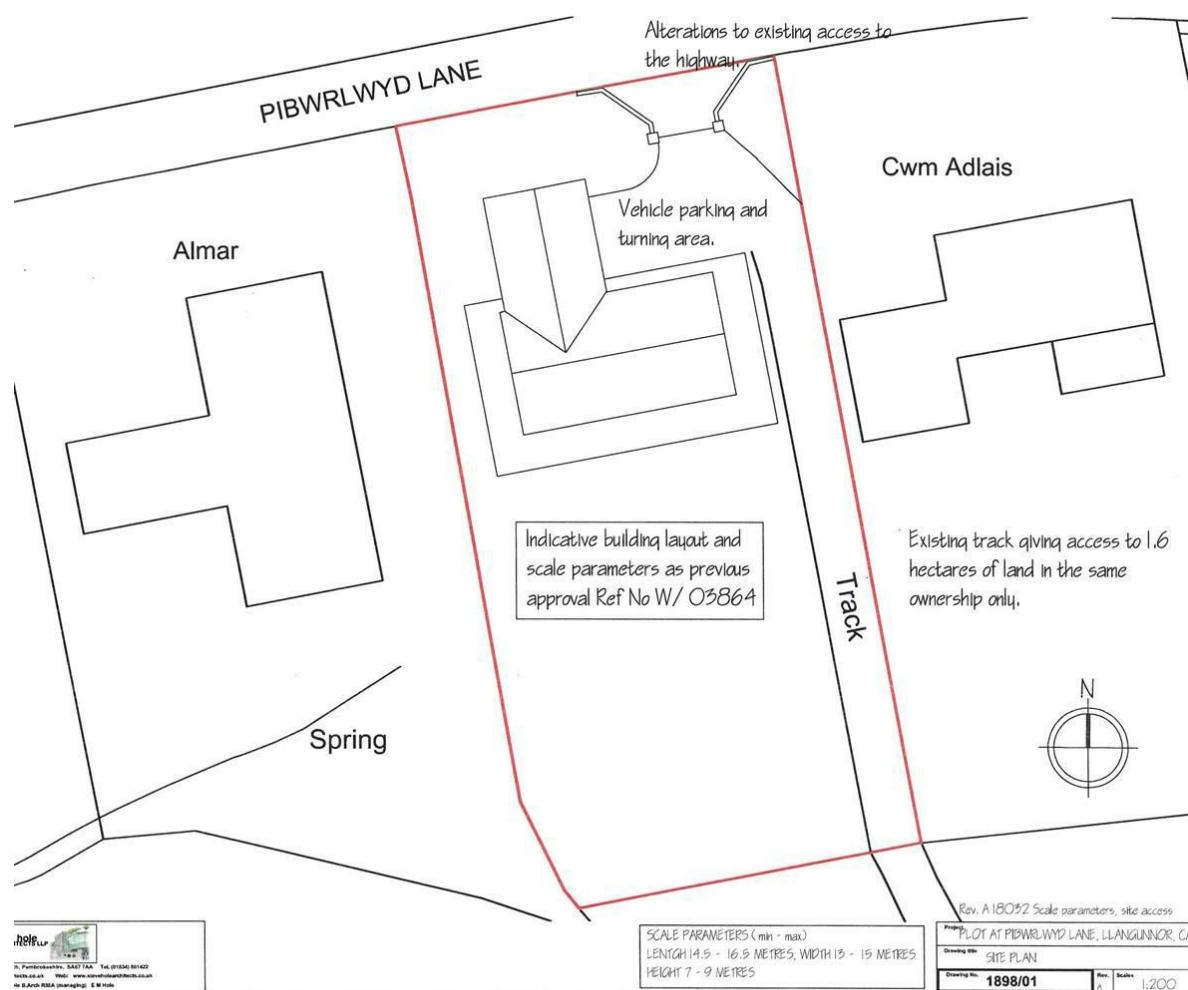
## SERVICES

We understand that mains water and electric are located nearby but would advise prospective buyers to make their own enquiries as to connection costs etc

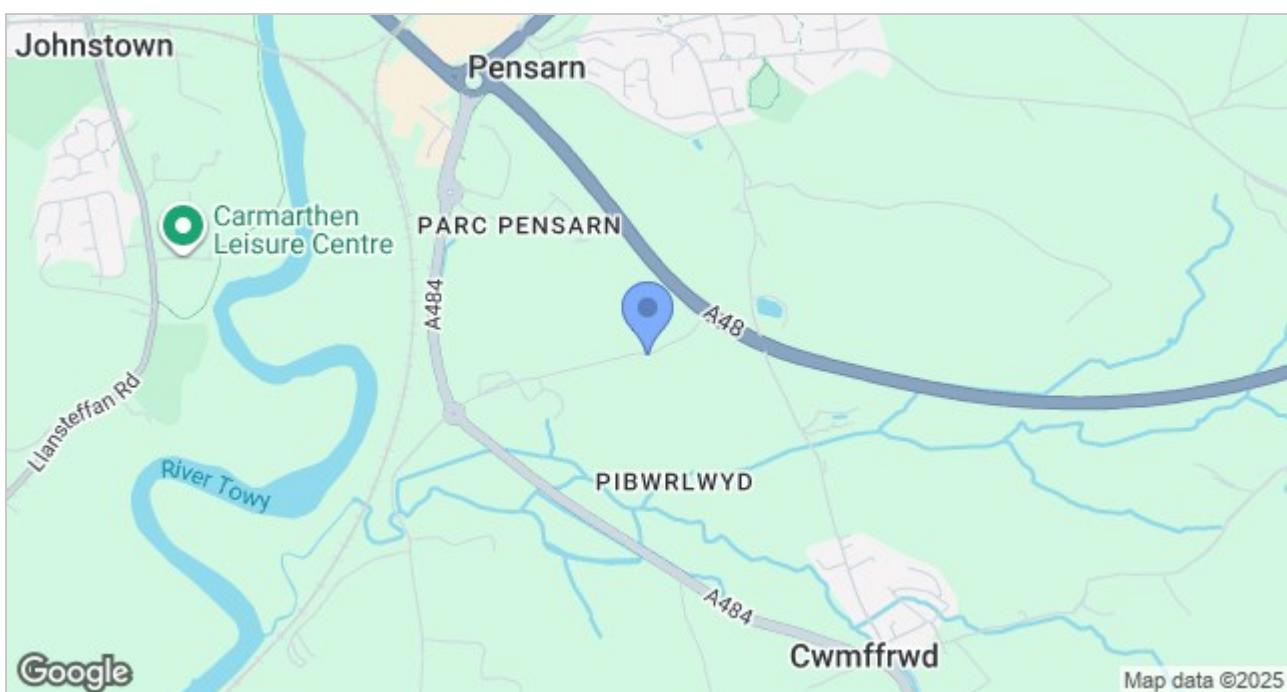
## PLANS

Any plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# HM Land Registry Current title plan

Title number **WA940635**  
Ordnance Survey map reference **SN4118SE**  
Scale **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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This copy of the title plan is incomplete without the preceding notes page.

Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen nodiadau flaenorol.