



## **Development site Dinas Yard Pembrey Rd, Kidwelly, SA17 4TH** **Offers in the region of £1,400,000**

Welcome to Pembrey Road, Kidwelly - a prime location for those with a vision for development! This development site offers a fantastic opportunity for developers looking to make their mark in the historical town of Kidwelly.

Situated on level ground, this site comes with detailed planning for 71 dwellings, comprising a mix of semi-detached and detached houses. The potential for creating a vibrant new community in this charming town is truly exciting.

With its ideal location and the groundwork already laid out with detailed planning, this development site is a rare find. Don't miss out on the chance to turn this blank canvas into a thriving residential area.



## DIRECTIONS

From Carmarthen take the A484 travelling through Cwmffrwd, Idole and on to Kidwelly. Continue on the Kidwelly By Pass to the roundabout, take the last exit which will take you to Kidwelly. Pass the Gravells Garage on the right and carry on this road until you get to a sign Beynon Davies Civils Ltd. Turn right just before the sign and the entrance to the land will soon be found in front of you.



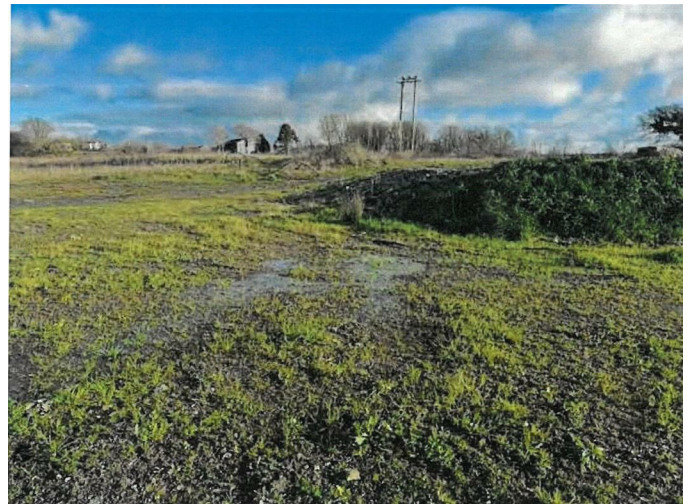
## LOCATION

The Historical town of Kidwelly lies on the River Gwendraeth above Carmarthen Bay, famed for its stunning Norman Castle and Church. Kidwelly offers a range good day to day facilities including shops, junior school and main line train station connecting to Swansea, Cardiff and London Paddington. The towns of Carmarthen and Llanelli are 10 and 7 miles respectively both offering excellent facilities including shops, leisure facilities, schools etc. Pembrey Country Park with large sandy beach, woodland walks, dry ski slope and enclosed cycle track is 2 miles. Burry Port Harbour is 3 miles and also having 2 golf courses namely Machynys and Ashburnham and nearby is the Ffoslas Horse racing course at Trimsaran.



## THE SITE

The site extends to 2.939 Hectares (7.262 acres), is flat or gently undulating and has the benefit of good access off Pembrey Road.



## PLANNING

Outline planning consent granted in January 2018 for Residential development. Planning reference S/33973

Approval of Reserved matters granted June 2022 pursuant to planning permission S/33973 for the construction of 71 dwellings, with formation of estate roads and associated infrastructure

Copies available with the agents or on the Carmarthenshire County Council Web site.

## SECTION 106 AGREEMENT

The applicant/developers attention is drawn to the signed legal agreement pursuant to Section 106 of the Town and Country planning act 1990 submitted with outline planning application S/33973 which secures a contribution towards Education and 7.5% affordable housing which is considered necessary in this location

## SERVICES

We understand services are nearby but would advise prospective buyers to make their own enquiries

## VIEWING

By appointment with the agents

## 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 .

## CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen  
SA31 3AP

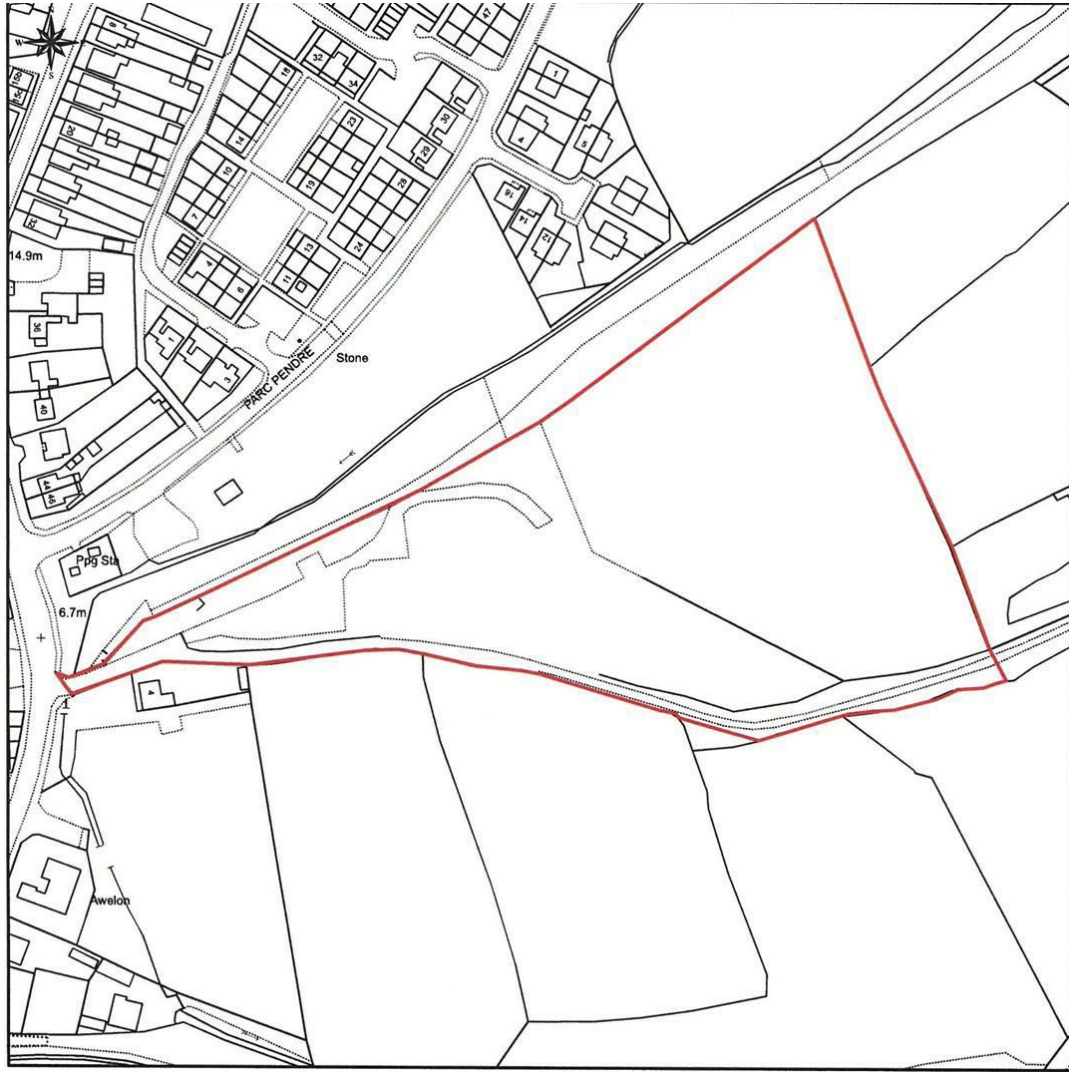
Telephone Number 01267 240002

Out of Hours 07572310493

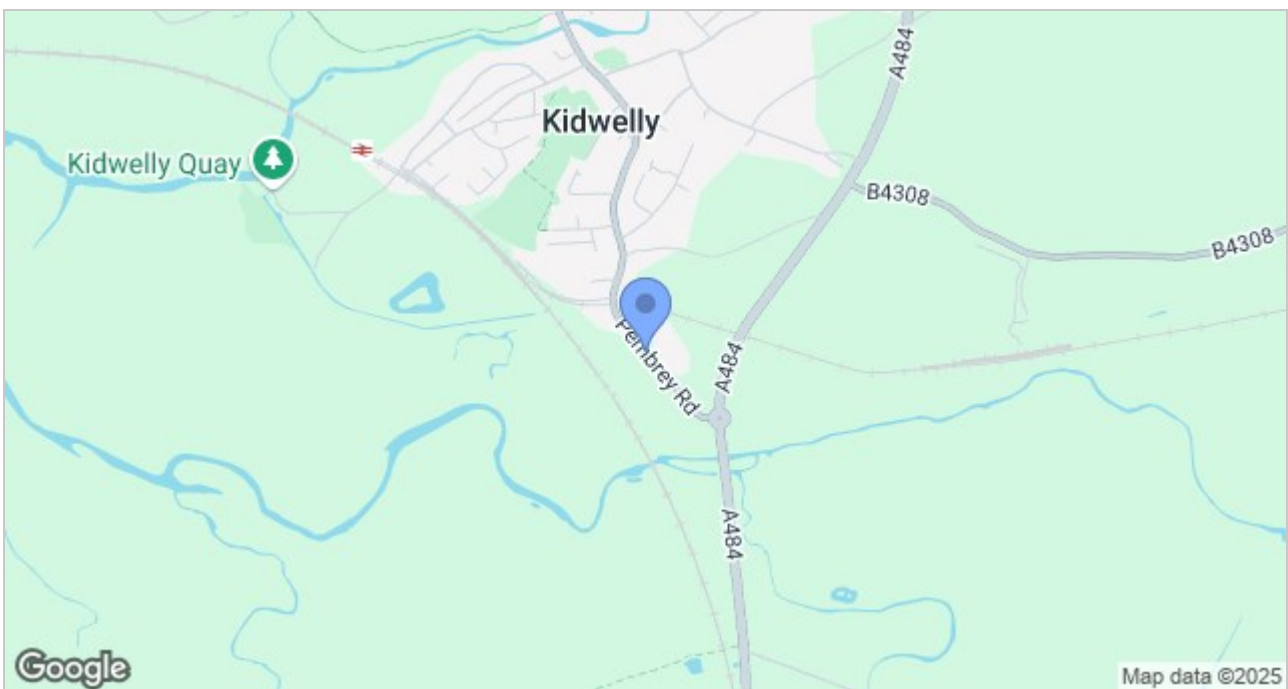
e mail [sales@bj.properties](mailto:sales@bj.properties)



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

