

Development Land off Cwmgarw Road, Upper Brynamman, Ammanford, Carmarthenshire. SA18 1BY

- Development Land situated in Brynamman.
- 5.56 Acres allocated within LDP.
- A further 4 Acres are available.
- Allocated for 48 units.
- Extant Planning Permission for Access.

POA

Strictly By Appointment Only - Contact Swansea Office - 01792 650705

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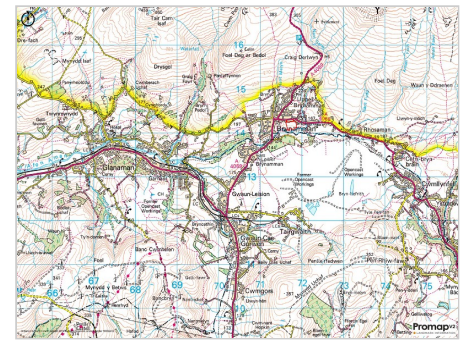
General Description

The site is situated on the fringes of the historical mining village of Brynamman, deep in the heart of the Amman Valley, comprising of 5.56 of which is included within the Local Development Plan for Carmarthenshire and being allocated for 48 residential units. A further 4 acres is available by means of a long term option if so required.

This site has an implemented Planning Permission E/17076 for Access and Associated Works in Connection with Prospective Housing Development off Cwmgarw Road. There is also a further access adjoining Capel Moriah which is envisaged as an emergency/service/pedestrian access.

The land borders the housing belt at Cwmgarw Road and is within a central village location within walking distance of Transport Links, School, Shop, Post Office, Surgery and Community Centre reflecting the requirements of Planning Policy Wales.

Brynamman is a gateway village bridging industrial South Wales and the Brecon Beacons. The village has a rich industrial history and a strong sense of community. An innovative project would set and examples for the development of communities founded on industry in South Wales.



Services

We understand that all mains services are available nearby.

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified

Directions

Travel north along station road (A4069) onto Cwmgarw Road, the access to the property can be found on the right hand side adjoining 35 Cwmgarw Road.



These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.