



Land at Parc Pensarn Carmarthen, SA31 2NG 0.85 - 1.80 hectares (2.10 - 4.45 acres)

LOCATION

Parc Pensarn is an established commercial location, situated 1.2 miles south of Carmarthen. The 3 available plots are accessed via an estate road which links to the A484 and A48 in turn. The A48 connects to the M4 motorway, approximately 17.5 miles to the south east.

Carmarthen is a busy market town and serves as the administrative and commercial centre for south west

Wales. The town is located approximately 68 miles south west of Cardiff, 17 miles north west of Llanelli and 28 miles west of Swansea.

For further information, please contact the sole agents:

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For Sale - Leasehold Land at Parc Pensarn

DESCRIPTION

The sites comprise predominantly flat, regularly shaped parcels of land, consisting of clear grass/scrubland:

Plot	Hectares	Acres
C1	0.85	2.10
D3	1.24	3.06
D4	1.80	4.45

Nearby occupiers include DEFRA and EMC Services with Parc Pensarn Retail Park located to the immediate north west (including the likes of Morrisons and Halfords).

PLANNING

As per the Carmarthen Local Development Plan (adopted December 2014) Proposals Map, the land is identified as a mixed use strategic site (GA1/MU2) with provision for a mix of uses consisting of employment (B1/B2/B8), leisure and education. Planning enquiries should be directed to Carmarthenshire County Council at:

Forward Planning Section
 Planning Services
 8 Spilman Street
 Carmarthen, SA31 1JY

Email:

forward.planning@carmarthenshire.gov.uk

TENURE

The property is to be sold subject to a 999 year lease.

PRICE

On application

SERVICE CHARGE

A pro rata contribution to the maintenance of the estate road will be payable (based on the size of each plot as a percentage of the whole estate).

LEGAL COSTS

Each party is to bear their own legal and surveyors costs.

VAT

VAT will be charged on all costs.

VIEWING

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March 2015