

For Sale

Mixed Use Development Opportunity

Total Site Area - 6.79 Acres (2.75 Hectares)

Developable Area – 4.30 Acres (1.74 Hectares)

Land at Station Road
St Clears
Carmarthenshire
SA33 4BQ



For further information or an appointment to view please contact joint agents:

Scott Larcombe / Nicole Kruger
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- Benefit of resolution to grant planning permission subject to s.106 agreement for a mixed use scheme comprising a food store, doctor's surgery, nursing home and sheltered housing/closed care units.
- Freehold interest with vacant possession.
- St Clears is identified in the Wales Spatial Plan as a key medium sized settlement within Pembrokeshire and West Carmarthenshire.
- Excellent dual carriageway road links.

Location

The subject property is situated approximately 10 miles west of Carmarthen and 20 miles east of Haverfordwest. The site is accessed via the A40 and A48 dual carriageways, with good transport links to the main towns in South and West Wales as well as the larger commercial centre of Swansea.

The site is accessed via Pentre Road, the main route through St Clears which connects with Station Road.

Description

The site comprises a predominantly level site with hard standing and an industrial building at its western end. At the eastern extremity the site is grass and tree covered.

The site is within walking distance of community facilities, including the local shops, public house, bank, pharmacy and post office.

Planning

The site has obtained a resolution to grant outline planning permission, subject to s.106 agreement. The planning permission is for a mixed use scheme, comprising a food store, doctor's surgery, nursing home and sheltered housing/closed care unit.

Further details are available on request.

Services

We understand that all mains services are available but we have not tested them.

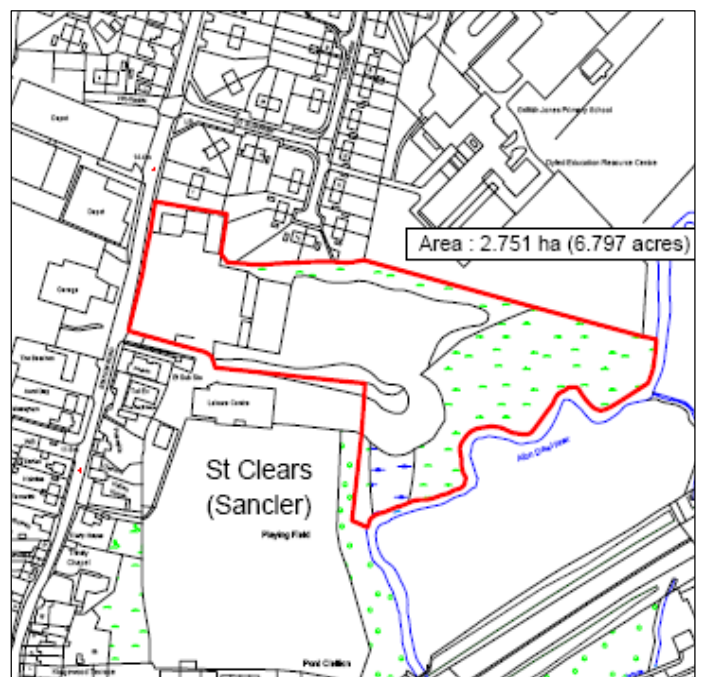
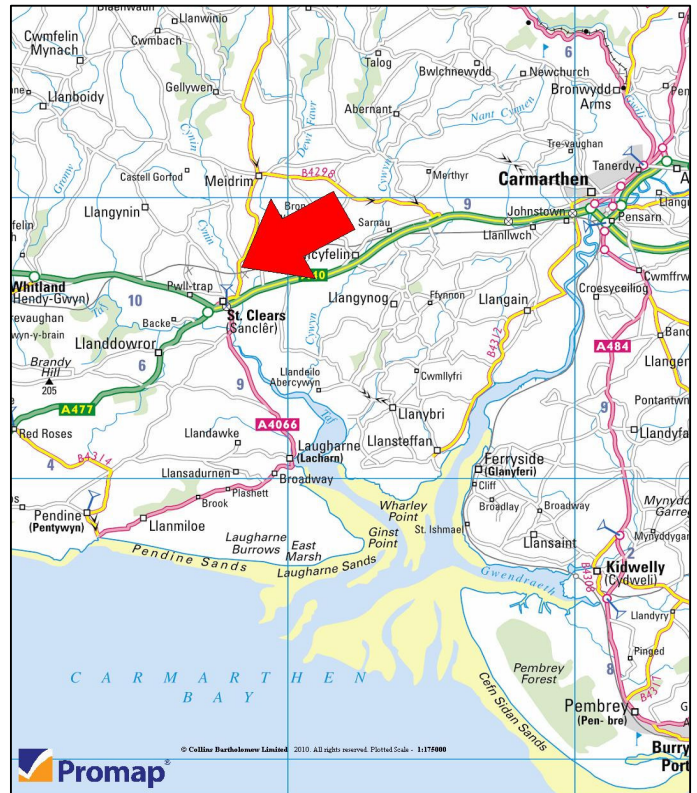
Price

Offers are invited for the freehold interest for either PART or WHOLE.

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Development Site Redline

07A911758 JUNE 2010

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