

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **FREEHOLD SEMI-DETACHED BARN AND 6.7 ACRES IN 4 ENCLOSURES.**
- **FULL PLANNING PERMISSION FOR CONVERSION OF THE DISUSED BARN INTO A 2 BEDROOMED DWELLING.**
- **VIEWS FROM THE LAND OVER LLANSTEFFAN AND THE TYWI ESTUARY.**
- **EXCELLENT RE-DEVELOPMENT OPPORTUNITY.**
- **SOUGHT AFTER AREA.**
- **WALKING DISTANCE VILLAGE AMENITIES, BEACH AND CASTLE.**
- **9 MILES SOUTH OF CARMARTHEN.**
- **NO FORWARD CHAIN.**

**Ysgubor y Wennol,
High Street, Llansteffan,
Carmarthen SA33 5JG**

£199,995 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A freehold stone built **SEMI-DETACHED BARN** with **6.7 ACRES OF LAND** having the benefit of **FULL PLANNING PERMISSION FOR CONVERSION** into a **2 BEDROOMED DWELLING** situated towards the periphery of yet within **walking distance** of the local shop, Public Houses/Restaurant, Castle, Primary School and sandy beach at Llansteffan which in turn is located some **9 miles south west** of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

PLANNING PERMISSION: - Full planning permission for the conversion of the disused barn into a 2 bedroomed dwelling was granted on the 11th June 2021 under Planning Reference No. PL/00424. Under Planning Reference No. PL/07768 a certificate of lawfulness was obtained confirming commencements of works of Planning Permission PL/00424 on the 7th June 2024.

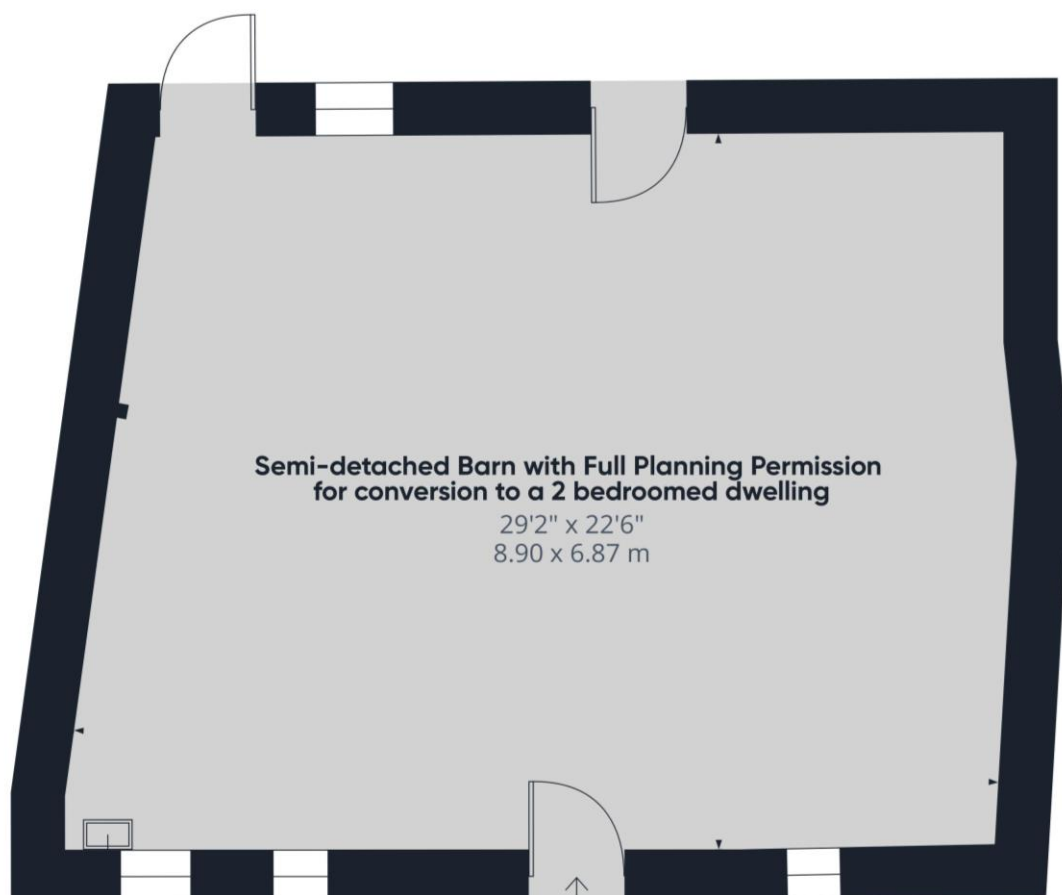
A copy of the planning permission etc. are available of the Agents offices or alternatively interested applicants may view the planning permission in favour of the site by visiting www.carmarthenshire.gov.uk and by accessing the Planning Portal Section and entering in planning reference **Nos PL/00424 and PL/07768**.

UNILATERAL UNDERTAKING: - Interested applicants should note that the planning consent in favour of the property is subject to a Unilateral Undertaking requiring the payment of a financial contribution of **£6,984.64p** towards the provision of affordable housing.

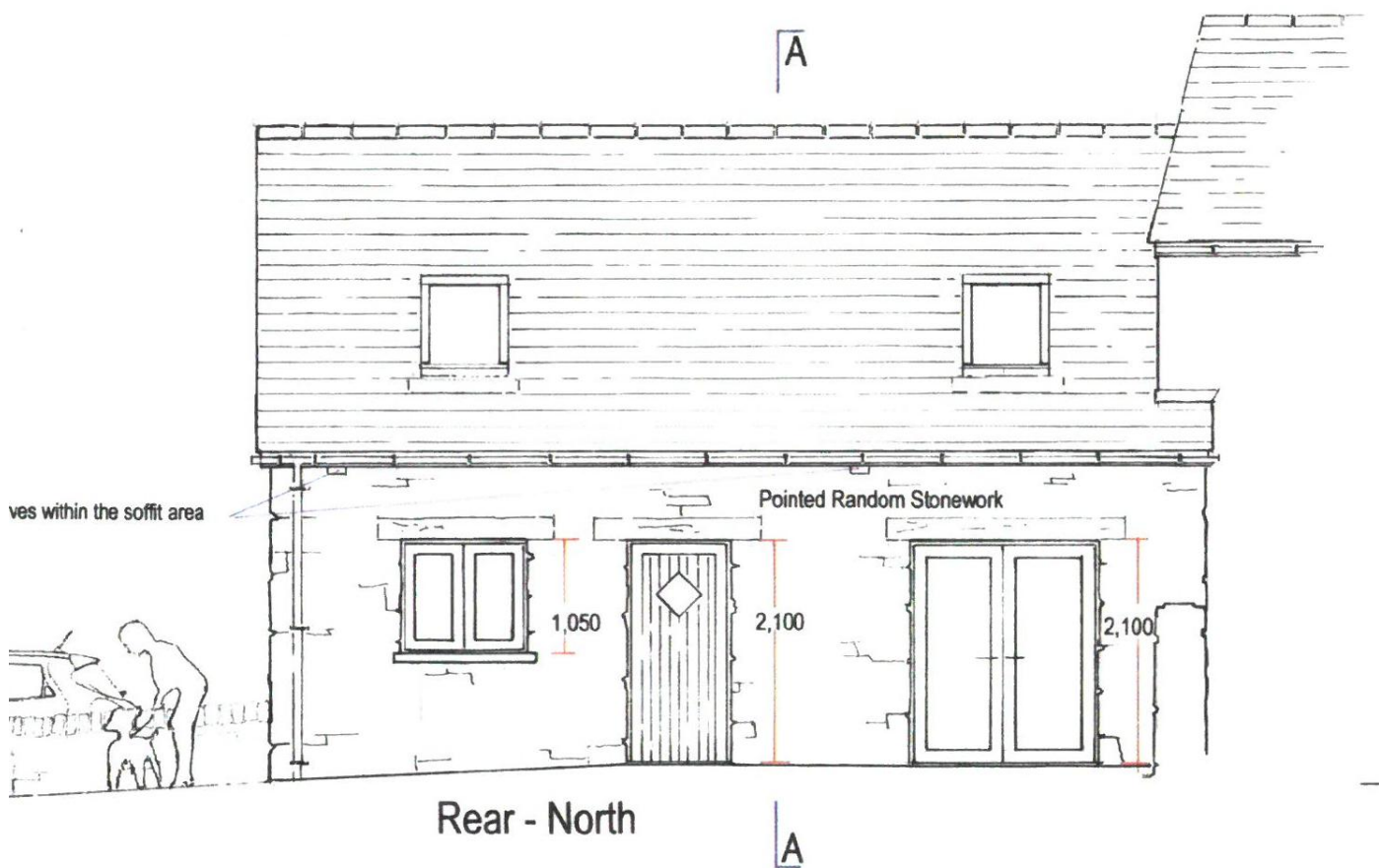
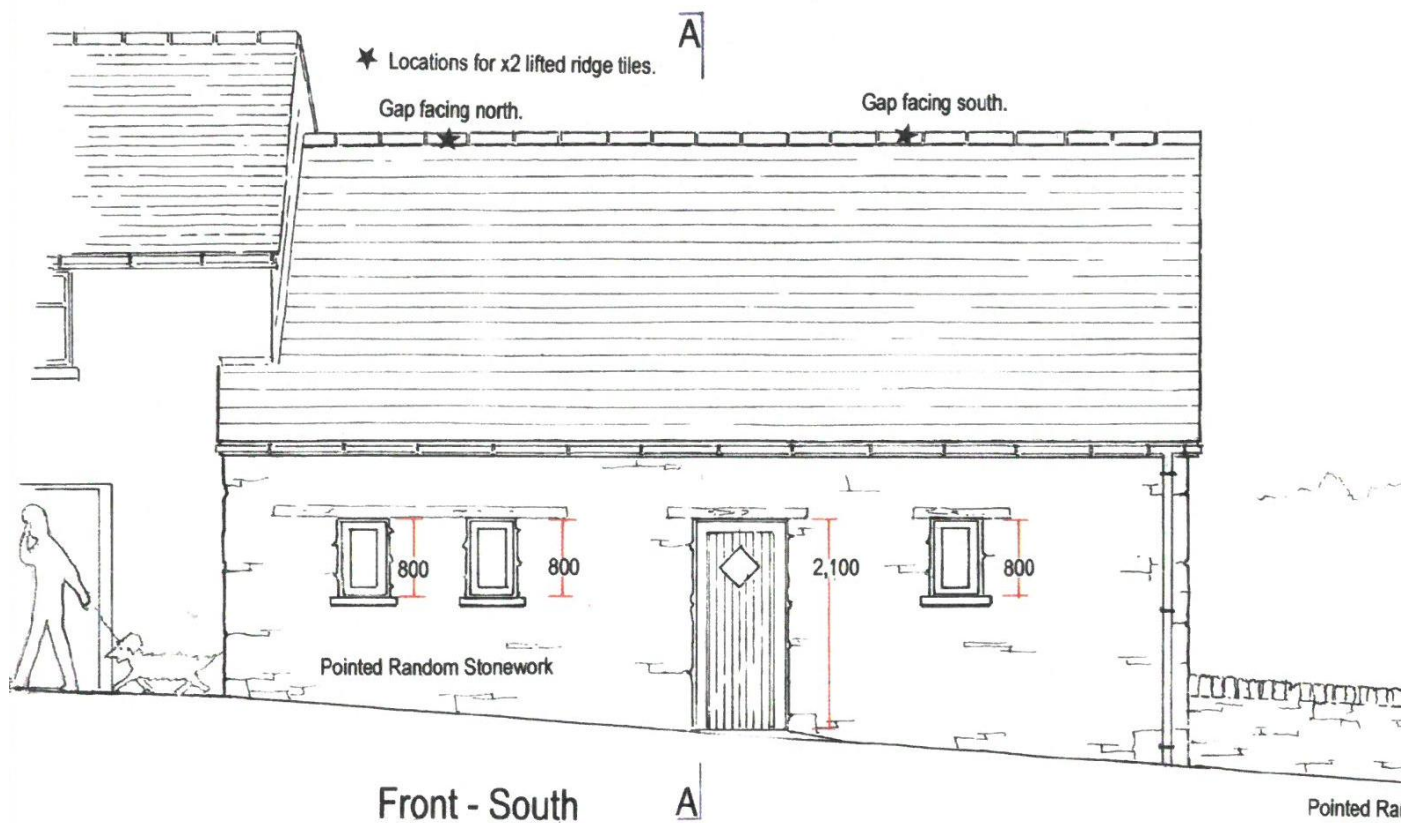
SERVICES: - Mains electricity, water and drainage are available. **Prospective purchasers** must satisfy themselves as to the **cost** of connecting to the relevant services prior to submitting an offer for the property.

CLAWBACK CLAUSE

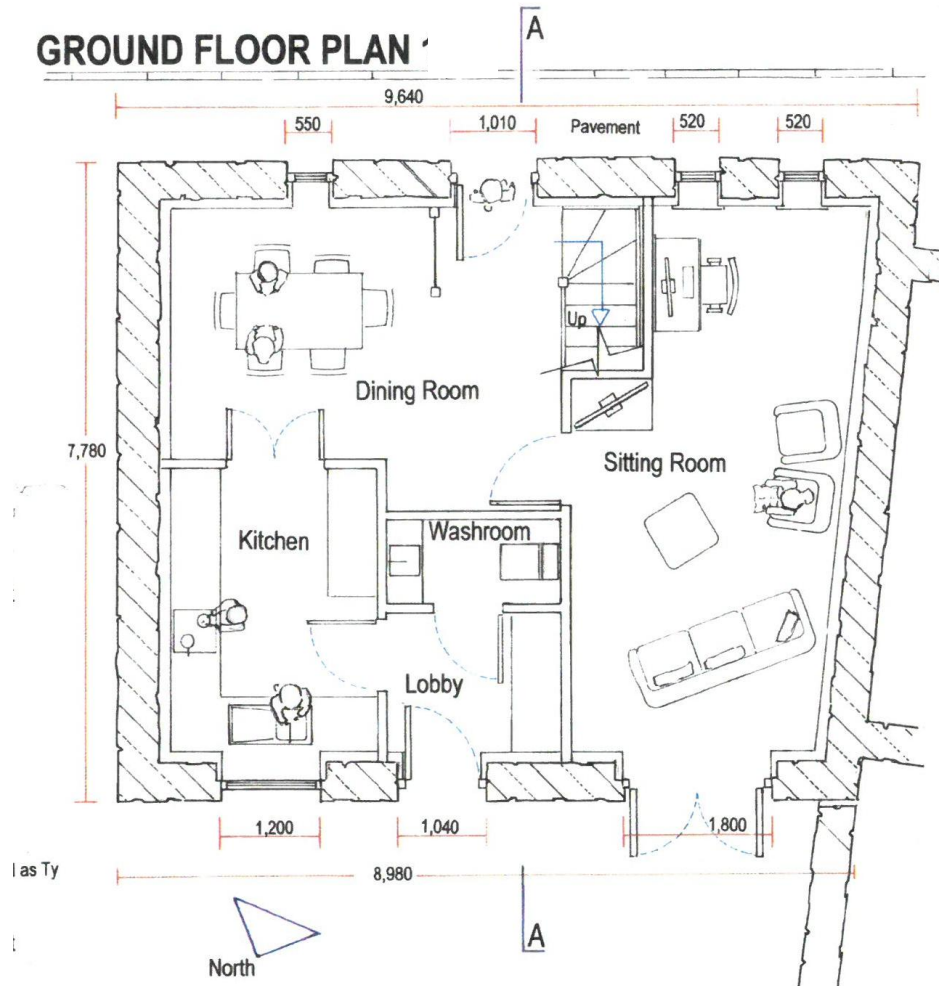
Applicants should note that a clawback clause will be inserted in the contract of sale to the effect that no additional or separate residential unit/s can be built on the land sold with the property without first obtaining permission from the sellers or their successors and which would apply for a period of 21 years. This clause does not preclude a successor in title from extending the existing dwelling or creating a separate unit for a family member and/or letting purposes connected to the main house i.e. No part of the property can be sold off for Residential development purposes.



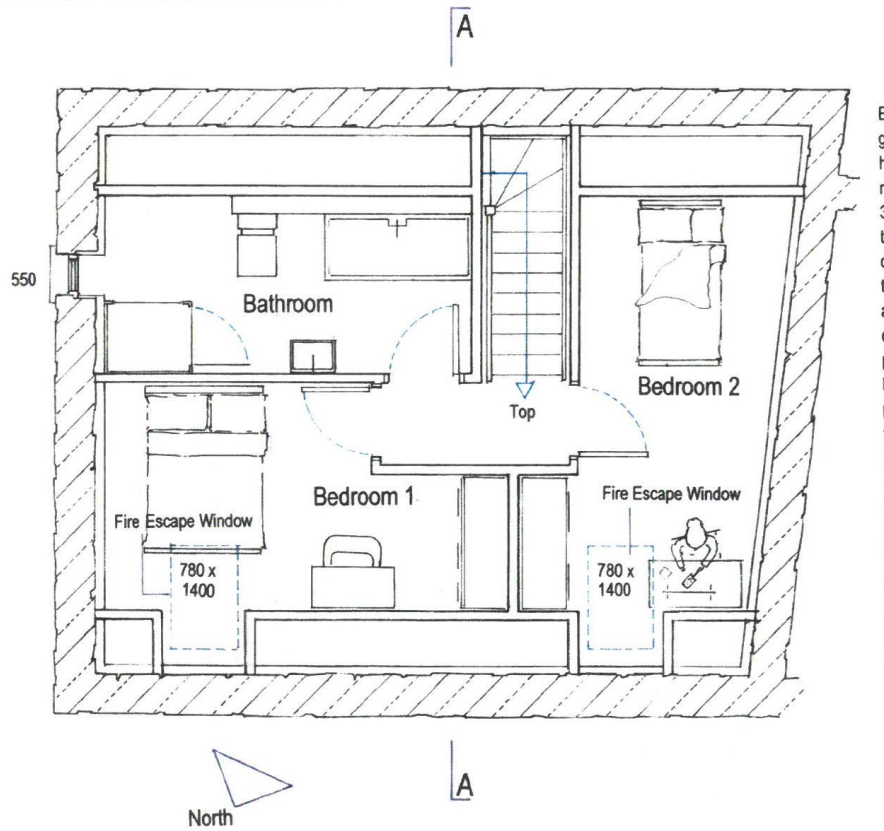




GROUND FLOOR PLAN



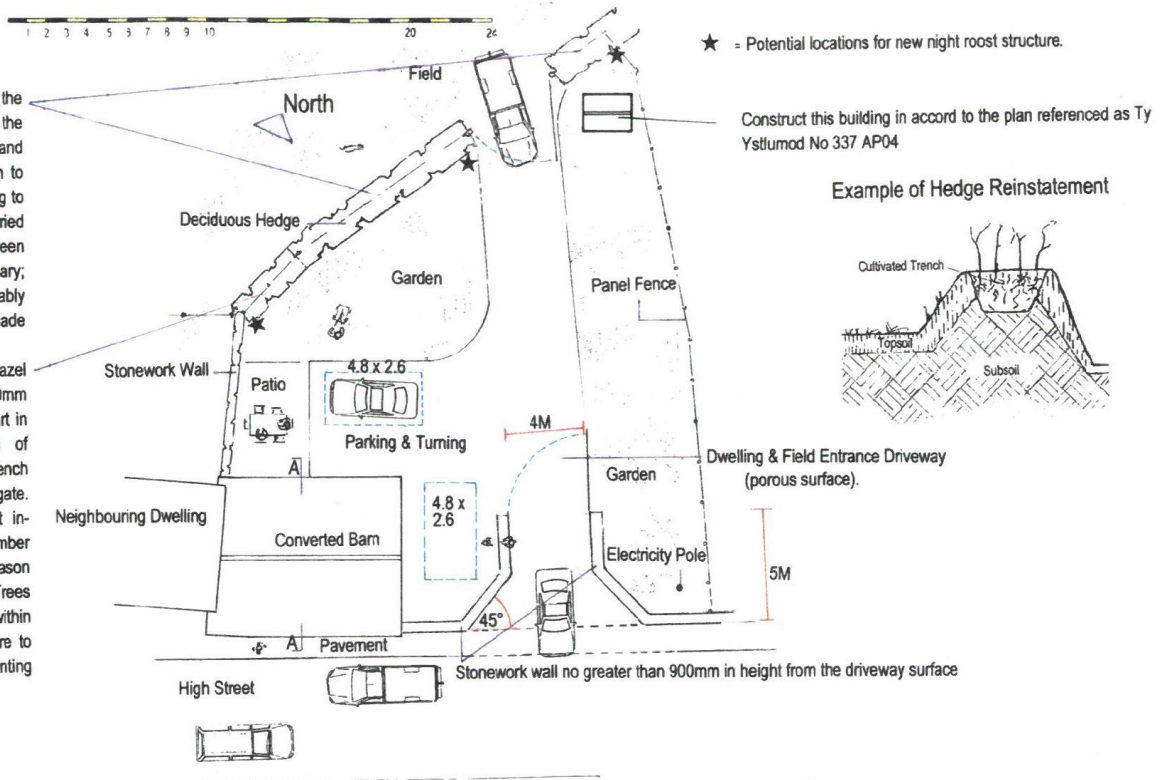
FIRST FLOOR PLAN



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

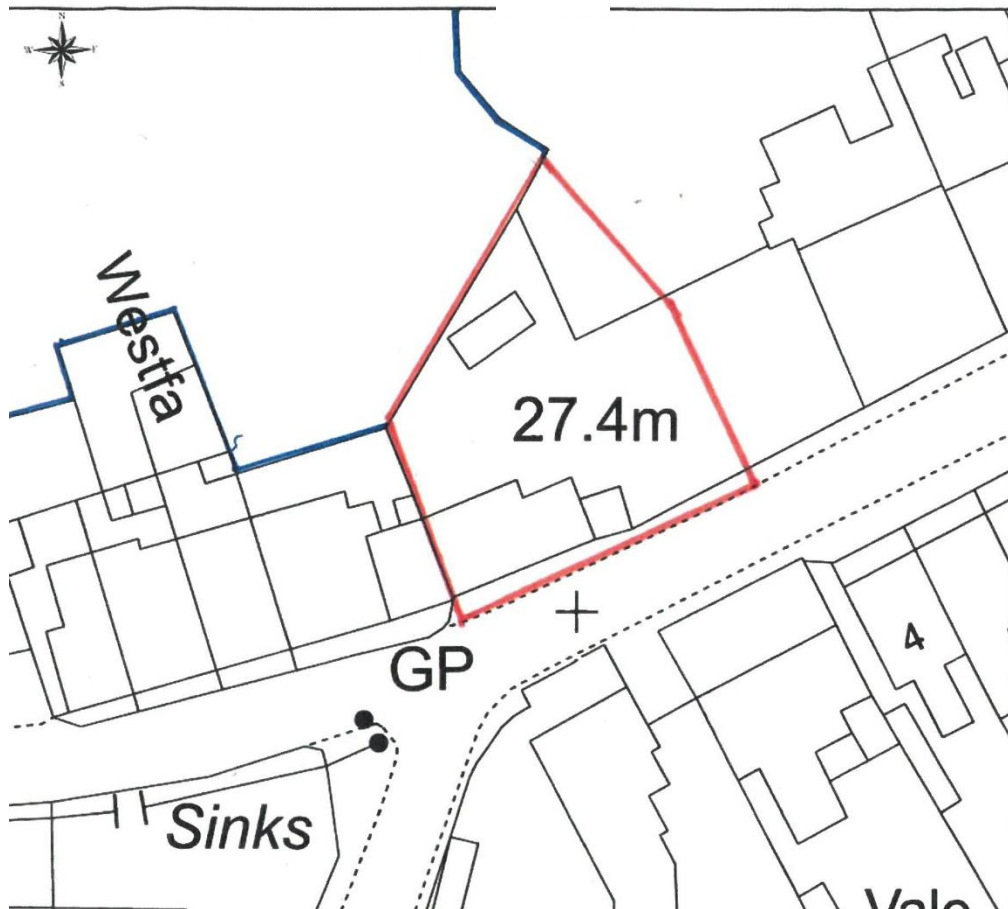
BLOCK PLAN

Excluding the area where the gateway is to be formed the hedgerow is to be cut back and maintained at a height of 2.5m to 3m from its base. Works relating to the existing hedge are to be carried out out of nesting season between the months of August to February; a visual survey by a suitably competent person is to be made prior to work commencement. Plant Hawthorn and Hazel plants/whips approximately 300mm to 600mm tall and 250mm apart in two staggered double rows of 450mm in a cultivated trench following the removal of the gate. Planting is to be carried out in-between the months of November to March of the first planting season following planning consent. Trees that become damaged or die within the five years from planting are to be replaced within a planting season.



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BLOCK PLAN

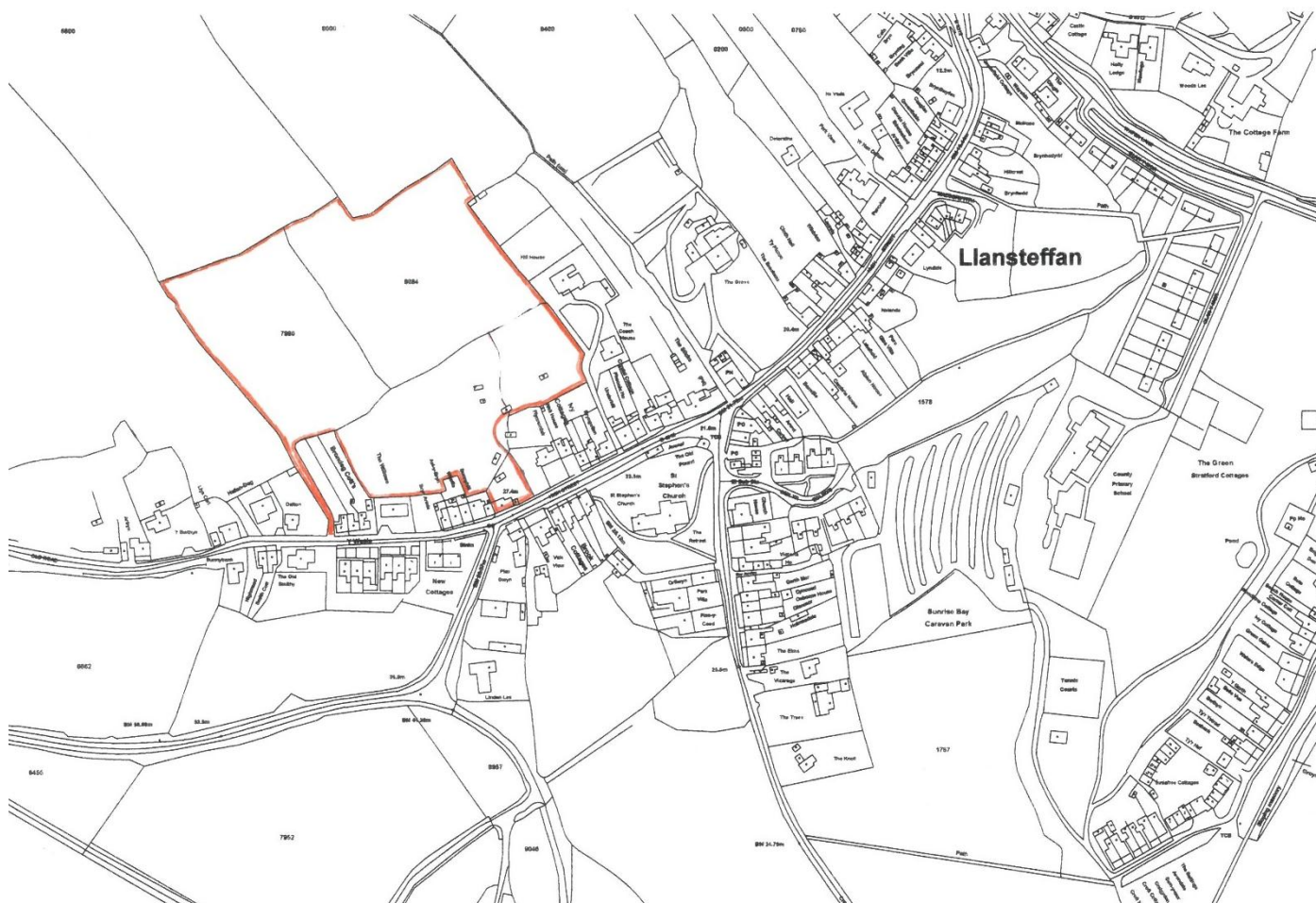


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DIRECTIONS: - Upon entering **Llansteffan** from the **Carmarthen** direction travel **past** the turning for the beach and **continue into the centre of the village**. Continue past the '**Castle**' Public House and '**Inn at The Sticks**' Restaurant/Public House and the property will be found on the **right hand side** just after **St. Stephen's Church** **before** the turning for 'Old Road' and a left hand bend.

ENERGY EFFICIENCY RATING: - N/A

SERVICES: - Mains electricity, water and drainage are available. Telephone subject to B.T. Regs.
Prospective purchasers must satisfy themselves as to the cost of connecting to the relevant services prior to submitting an offer for the property.

COUNCIL TAX: - TO BE ASSESSED.

LOCAL AUTHORITY: - Carmarthenshire County Council, County Hall, Carmarthen. Tel No. 01267 – 234567

AGENTS NOTE: - Any map extracts/plans used on these details are for **identification purposes only** and are **NOT** an indication of the actual surroundings which may have changed since the maps were printed/prepared. **Details amended – 04.02.25, 24.10.25**

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

16.10.2024 - REF: 6938