

Strategic Land Opportunity

Land south of Priory Street, Kidwelly, Carmarthenshire, SA17 4TY

Extending to approximately 1.44 acres (0.58 ha) with development potential (subject to planning)



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INTRODUCTION

We are pleased to offer approx. 1.44 acres of land which has been used as a site compound in the town of Kidwelly, Carmarthenshire. The site offers the potential for future residential or commercial development, subject to obtaining the necessary planning consents.

LOCATION

The site is located off Priory Street, toward the east of Kidwelly, within walking distance to the centre of the town. The land is adjacent to a recently redeveloped primary school with Priory Street connecting the B4308 to the A484. Some 3 miles from the coast, Kidwelly is conveniently situated between the larger settlements of Carmarthen (10 miles) and Llanelli (8 miles).

The town offers independent eateries and shops, and educational facilities. Local historic and leisure attractions include Kidwelly Castle of Norman origin, sandy beaches, Ashburnham Golf Course and Ffos Las Racecourse. There are also a range of cycle and walking routes following the coastline.

Kidwelly offers good connections to popular South Wales tourist spots in the Gower and Pembrokeshire. The town has a railway station with direct routes to Carmarthen, Swansea and Cardiff Central whilst the M4 is some 13 miles away offering a network to South-East Wales and England.

DIRECTIONS

If travelling from Carmarthen towards Llanelli via the A484, go straight on at the Parc y Bocs roundabout ignoring the exit to Kidwelly. Continue on the road for half a mile before taking the right signposted Kidwelly immediately after the bridge. Follow Priory St for 450m with the site on the left-hand side opposite the turning for Ger y Gwendraeth and immediately before the school on your left.

[what3words - ///wrong.nourished.feed](https://www.what3words.com/what3words-///wrong.nourished.feed)

DESCRIPTION

The site extends to approximately 1.44 acres (0.58 ha) and comprises an area of land which has been used as a site compound during the reconstruction of the adjacent Primary School. The site has since been vacated and levelled with topsoil which will be reseeded when dry enough to do so. The entrance is raised from Priory Street leading to an existing hardstanding area and a track following the western boundary used for previous access to the rear of the school.

The site's boundary is defined by the school to the west and the residential dwellings 'Fairacre' and 'Rouxville' to the east. Immediately to the southern boundary is a small area of woodland.

The land is registered under the Freehold Title WA705963

PLANNING

The subject site is situated within the Carmarthenshire County Council planning jurisdiction. Planning policy is currently covered under the adopted Local Development Plan (LDP) 2006-2021, with an emerging LDP 2018-2033 being revised. The adopted LDP sets out the Authority's policies and proposals for the future development and use of land.

The land is currently outside of the Kidwelly settlement boundary, and is designated as Open Space in the adopted LDP. The site falls outside of the town's Conservation Area and there are no historic designations on the site which are evident in the wider neighbourhood. The land has been defined within the Mineral Safeguarding zone for sand and gravel within the LDP.

Atriarc Planning produced a planning note in 2018 outlining the site's residential development potential and commented on a potential scheme's impact on highways, ecology and landscape. It was advised that 6-8 large plots would be feasible within the space – the planning report can be accessed via the Information Pack.

TERMS & GUIDE PRICE

The Freehold interest in the site is offered for sale.

The Guide Price is **£200,000**.

Offers are invited on a conditional, 'subject to planning' basis, however unconditional offers (Freehold + Uplift) may also be considered.

Bidders are advised to detail their plans for the site in accordance with the Offer Form which is accessible via the Information Pack.

All offers should be sent to Ben Owen via email or post (contents clearly marked on envelope) by **Noon** on **Wednesday 10th January 2024** to:

ben.owen@brutonknowles.co.uk

Bruton Knowles, Easters Court, Leominster, Herefordshire, HR6N 0DE

SERVICES

Purchasers should satisfy themselves as to the location and availability of services.

VIEWING & FURTHER INFORMATION

Viewings are unaccompanied with a key-code for the gated access. For the code and access to the Information Pack, containing further planning notes, photos and the Offer Form please email ben.owen@brutonknowles.co.uk.

LEGAL INFORMATION

Each party is to incur their own legal fees in this transaction. If a sale is progressed on a conditional basis, a non-returnable but deductible deposit may be sought together with a legal undertaking.

SUBJECT TO CONTRACT – NOVEMBER 2023



REGULATORY - Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

CONTACT
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