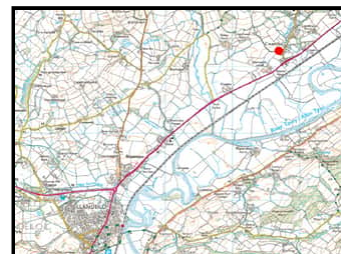


DEVELOPMENT SITE. *A rare opportunity to secure a road frontage site of some potential 5/6 dwellings. Sought after location. Cwmifor. Near Llandeilo. West Wales.*



Land opposite Cwmifor Hall, Cwmifor, Llandeilo, Carmarthenshire. SA19 7AW.

£400,000 Guide Price

D/2223/RD

**** A rare and unique development opportunity ** Road frontage plots ** Potential for 5/6 dwellings ** Available as one lot or individual building plots ** Allocated within existing and emerging Local Development Plan ** Nearby service connections ** Highly desirable location with views over the Towy valley ** 5 minutes drive to Llandeilo ** Peaceful village setting ** Attractive countryside outlook ** Flexible purchase options available ** One of the finest development sites to come available within the West Wales region ** AN OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the village of Cwmifor with its active community hall. Residents rely on nearby Llandeilo for the majority of their day to day needs including primary and secondary education, traditional high street offerings, supermarkets, industrial estate, employment opportunities and excellent strategic and public transport connectivity. Carmarthen and Cross Hands are both within 30 minutes drive of the property with easy connections to the M4 and National Rail network. Swansea and Cardiff are all within 1 hour to 1 hour 15 minutes drive.



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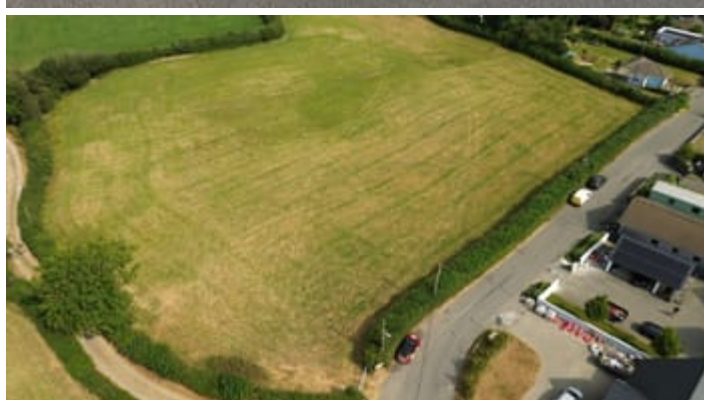
GENERAL

An excellent and rare opportunity to secure a road frontage development site within one of the most sought after addresses in the West Wales region.

The site is currently used for agricultural purposes with a gated entrance off the adjoining highway.

The property sits on the edge of the village with nearby connectivity onto A40.





Plan (LDP) reference SC30/H1 and currently allocated for 25 homes.

However, under the emerging LDP (Allocation SuV51/h1) due to be adopted in mid to late 2026 the site allocation has been reduced to some 8 properties along the road frontage. This includes part of an area to be retained by the client.

Each party should undertake their own investigation into the future planning potential and satisfy their own requirements.

There is in part planning permission on the site with at least 1 plot out of the land for sale benefitting for planning permission as part of a wider development. Further details of this can be provided on request. Please note that the adjoining planning permission is approved reference PL/07271 approved on 18th September 2025.

Interested parties should contact Carmarthenshire County Council Planning Department for further information on 01267 234567.



PLANNING

The land is allocated within the current Local Development



SALE METHOD

Expressions of interest are invited for proposals at this stage with a guide price set at £250,000..

Should there be submissions of interest in the land, the vendors reserve the right to seek best offers via the route of informal tender/best bids.

ANTI MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

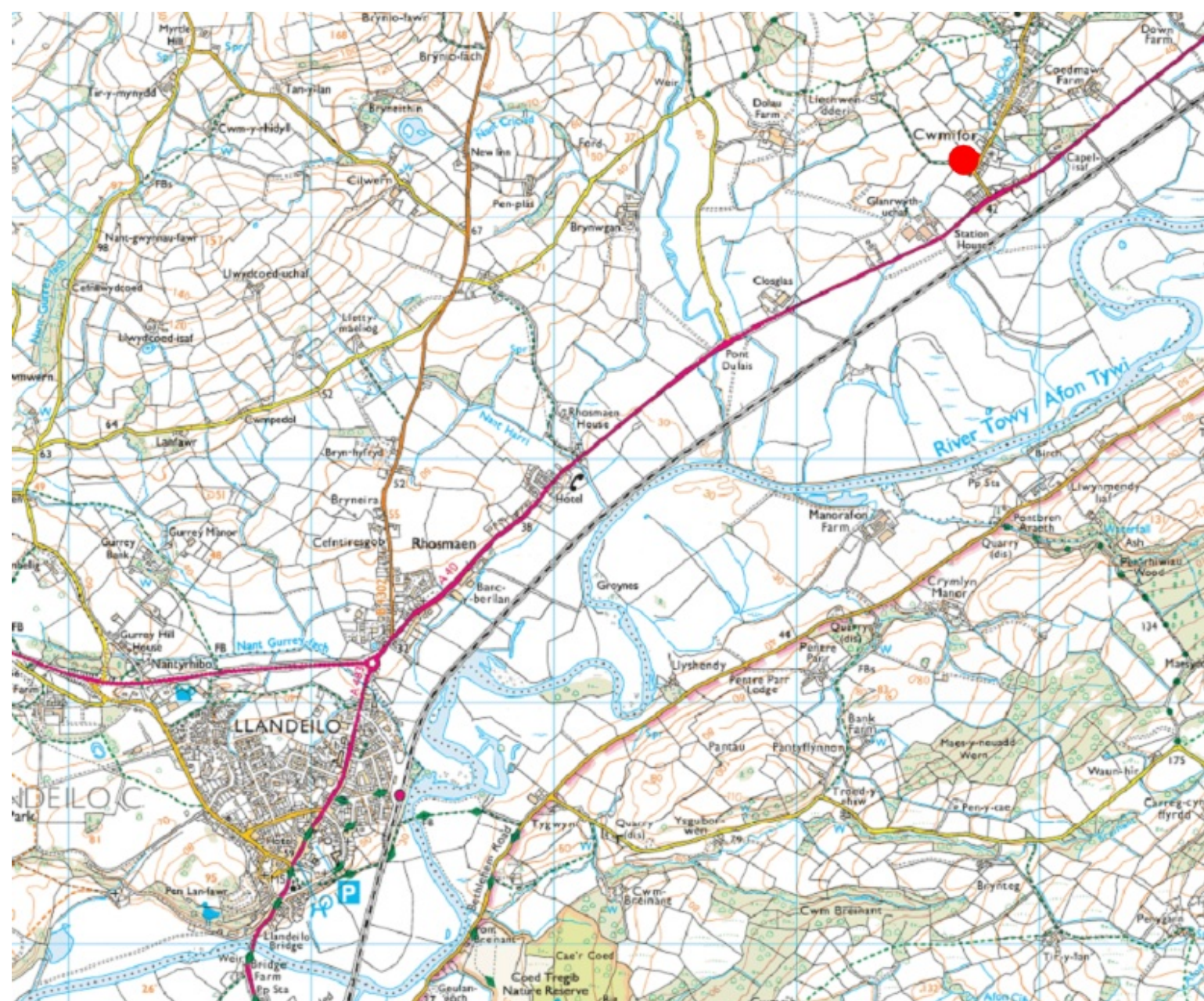
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news

and 'Chat to Us'.

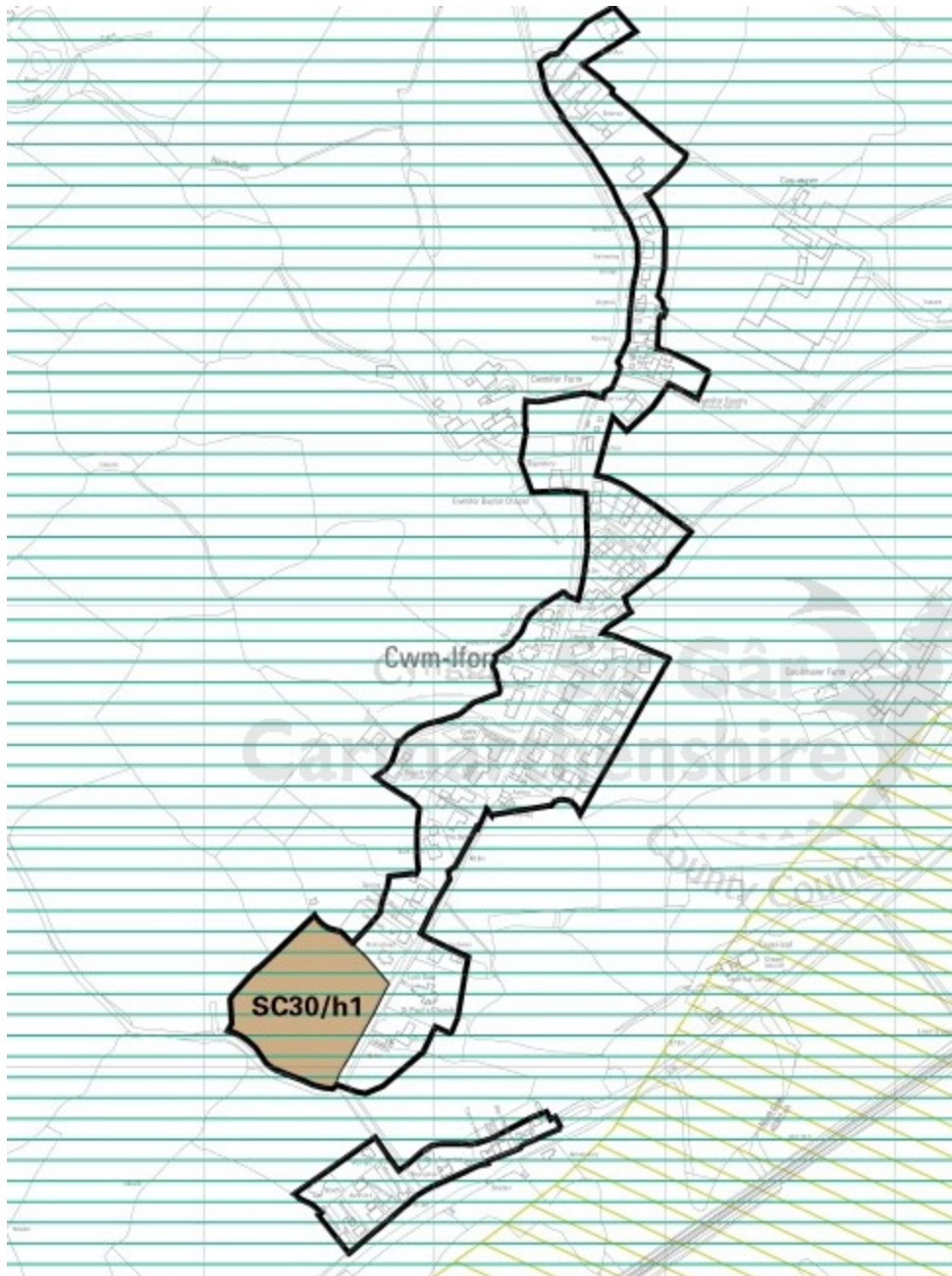
To keep up to date please visit our Website, Facebook and Instagram Pages.

Services

We are advised that mains water, electric and drain services are within the nearby highway adjoining the site. Prospective purchasers to make their own enquiries regarding connection costs.







MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

The property is situated at the entrance of the village of Cwmifor located just off the A40 Llandeilo to Llandovery road.

For further information or to arrange a viewing on this property please contact :

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4 Market Street
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