



Calgarwyn Cwmyntsminton Road, Llwydcoed, CF44 0UP
 £169,995

Manning
 Estate Agents
 01685 878000

BUILDING PLOT WITH FULL PLANNING PERMISSION FOR A 6 BEDROOM HOME AND A DETACHED DOUBLE GARAGE

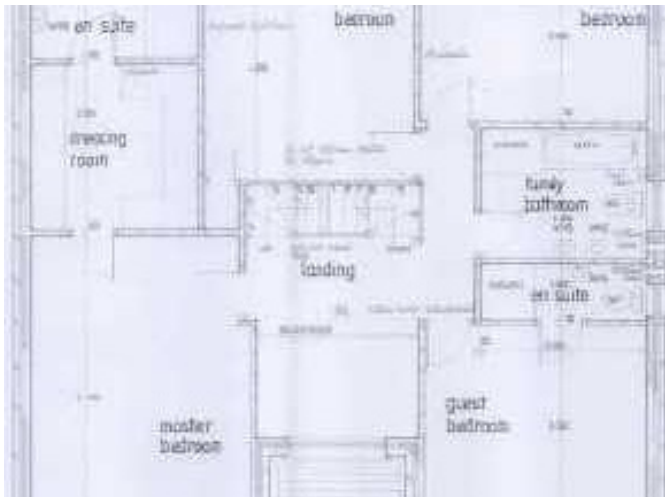
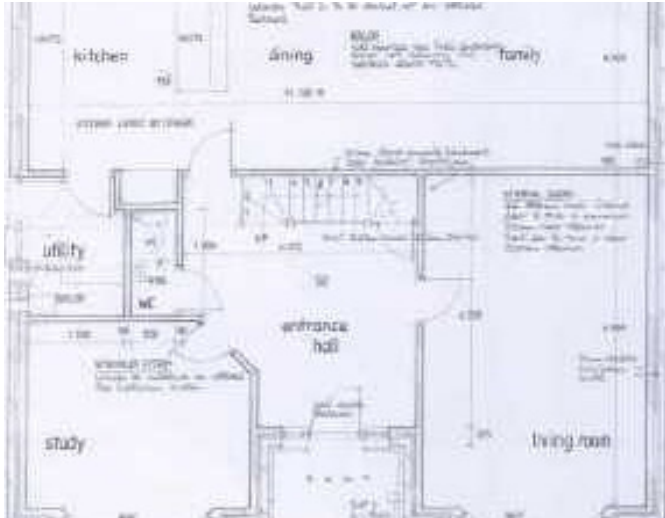
Land Adjoining Calgarwyn, Cwmymynnton Road, Llwydcoed, Aberdare, CF44 0UP

An idyllic semi-rural location in Llwydcoed, Aberdare. Each plot will have the Nant-y-Gwyddel stream running at the rear boundary. This is a rare opportunity to build your dream home in one of the most sought after areas of Llwydcoed. These building plots with full planning permission for 6 bedroom homes rarely become available on the open market and on completion will be one of the most sought after and desirable locations in Aberdare.

Plots 3 & 5 are available at £169,995 per plot

Included in the price of £169,995 per plot
Full planning permission for the 6 bedroom detached house type and detached double garage
Water, gas, and electric supply to the entrance of the plot
Fencing between plots 3 & 4

£169,995



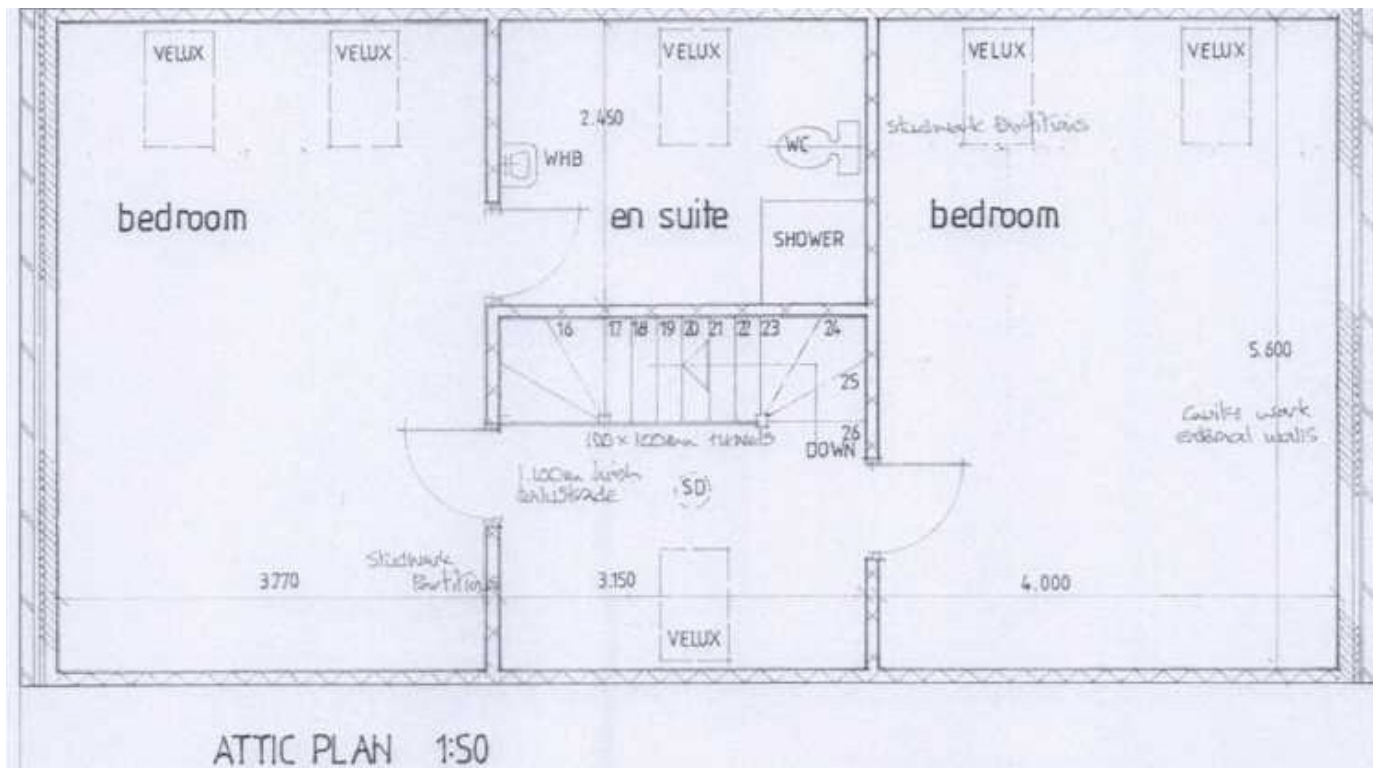
New room

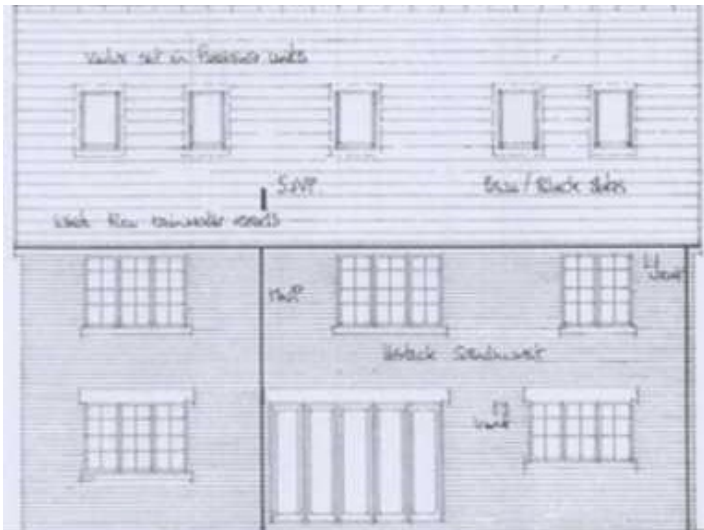
No measurements have been taken and are approximate plot sizes only supplied by the vendor:

Plot 5

16 metres (52 foot 6 inch) wide

48 metres (157 foot 5 inch) deep





Appeal Ref: A18/0048/A/17/010000
Site address: Calderway, Corporation Road, Weymouth, Dorset, Dorset, Devon TA24 8JP

The public interest has been considered in accordance with the provisions of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1987.

Decision

The Council has considered the application to determine the appeal in the public interest as follows:

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission for the proposed development of a new residential development.
- The appeal is made in accordance with section 78 of the Town and Country Planning Act 1990.
- The proposed development is a residential development of 10 dwellings.
- The development proposed is a residential development with a new road, together with the widening of an existing road.

Reasons

The appeal is allowed and planning permission is granted for the proposed development as follows:

- The proposed development is a residential development of 10 dwellings. The development is a residential development with a new road, together with the widening of an existing road.
- The development proposed is a residential development with a new road, together with the widening of an existing road.

Public Interest

The public interest has been considered in accordance with the provisions of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1987.

Decision

The Council has considered the application to determine the appeal in the public interest as follows:

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission for the proposed development of a new residential development.
- The appeal is made in accordance with section 78 of the Town and Country Planning Act 1990.
- The proposed development is a residential development of 10 dwellings.
- The development proposed is a residential development with a new road, together with the widening of an existing road.

Reasons

The appeal is allowed and planning permission is granted for the proposed development as follows:

- The proposed development is a residential development of 10 dwellings. The development is a residential development with a new road, together with the widening of an existing road.
- The development proposed is a residential development with a new road, together with the widening of an existing road.

Development

The proposed development consists of 10 dwellings, together with a new road, together with the widening of an existing road.

Character and Appearance

The Council objects to the scale and number of dwellings proposed, noting that it would introduce a level and density of development that would be inconsistent with the existing pattern of development in the area and likely to be out of character with the surrounding area.

Other Matters

The Council notes that the development proposed is a residential development with a new road, together with the widening of an existing road. It notes that the development proposed is a residential development with a new road, together with the widening of an existing road.

Planning and Highway Safety

The Council objects to the proposed development on the grounds that it would be a residential development with a new road, together with the widening of an existing road. It notes that the development proposed is a residential development with a new road, together with the widening of an existing road.

Other Matters

The Council notes that the development proposed is a residential development with a new road, together with the widening of an existing road. It notes that the development proposed is a residential development with a new road, together with the widening of an existing road.

Public Interest

The public interest has been considered in accordance with the provisions of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1987.

Decision

The Council has considered the application to determine the appeal in the public interest as follows:

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission for the proposed development of a new residential development.
- The appeal is made in accordance with section 78 of the Town and Country Planning Act 1990.
- The proposed development is a residential development of 10 dwellings.
- The development proposed is a residential development with a new road, together with the widening of an existing road.

Reasons

The appeal is allowed and planning permission is granted for the proposed development as follows:

- The proposed development is a residential development of 10 dwellings. The development is a residential development with a new road, together with the widening of an existing road.
- The development proposed is a residential development with a new road, together with the widening of an existing road.

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the material available on any website