

**FOR SALE BY PRIVATE TREATY  
DEVELOPMENT OPPORTUNITY FOR EMPLOYMENT USE  
PLOT 5 CAPEL HENDRE INDUSTRIAL ESTATE  
CAPEL HENDRE, AMMANFORD, SA18 3SJ  
SUBJECT TO PLANNING**



- Guide Price - £55,000
- An exciting opportunity to develop on an established and thriving industrial estate

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



## LOCATION

The Property is located on the well established Capel Hendre Industrial Estate about three miles south-west of Ammanford, in Capel Hendre, served by the A483. The A483 connects with junction 49 of the M4 Motorway to the south.

## SITE DESCRIPTION

The plot is a gently sloping site with a level concrete hard standing to part and extends to an area of 0.33 hectares (0.82 acres) as shown in red edging for identification purposes on the plan.

Access to the plot is from the main estate road and there is metal palisade fencing to the perimeter of the site. (exact boundaries for transfer to be agreed on site )

## PLANNING

The permitted uses of the site are any use within classes B1, B2 and B8.

Any development will if appropriate need to comply with the Welsh Government's Sustainable Policy in terms of BREEAM.

## SERVICES

All mains services are believed to be available to the plot however developers should make their own enquiries with the statutory utilities as to the availability and adequacy of their supply for the proposed development.

In addition the plot is sold subject to any existing services including sewers located within the site and the purchaser will be required to pay a reasonable proportion towards future maintenance, repair and renewal costs of any shared services used.

## METHOD OF DISPOSAL – TENURE

The plot would be sold by way of a 125 year Building Lease with a single premium payment payable on the grant of the lease, an option will be included within the lease for the lessee to acquire the freehold of the plot at a peppercorn on practical completion of the development.

The Building Lease will require the site to be developed in accordance with the following general terms :

1. The development to be completed within an agreed timeframe from completion of the Building Lease.
2. Any development proposal to be approved by the Council prior to submission of planning and the purchaser will be required to submit and obtain planning consent within a specified period and the development would be subject to any conditions imposed therein.
3. The Council will reserve the right to connect into the foul and surface water sewers if any present within the site from its adjoining retained land. No buildings to be built over any sewers.
4. Under the terms of the building lease and transfer the lessee/ purchaser will be required to pay a fair and reasonable proportion towards the cost of maintaining the unadopted estate road.
5. If the development involves the use of external areas for manufacturing or storage then the purchaser must provide adequate screening.
6. Each party to bear their own costs.

The Council is not bound to accept any offer and it reserves its right to sell the site by a competitive tendering process in the event of two or more interested parties.

If a tendering process is required then a scoring matrix will be provided to any prospective purchaser and the selection of the preferred developer will be based upon price submitted and development proposals

For further information please contact :

Peter Edwards

Valuation Manager tel : 01267 246254 / 07789 371171

[pedwards@carmarthenshire.gov.uk](mailto:pedwards@carmarthenshire.gov.uk)

You will need to operate bilingually according to the Council's policies including interior and exterior bilingual signs in the property. There is an advice and assistance service as well as free translation and proof reading. For information go to [www.carmarthenshire.gov.wales/home/business](http://www.carmarthenshire.gov.wales/home/business) and click on Welsh Language in business.

These particulars are intended to give a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and you should satisfy yourself by inspection or otherwise as to their correctness. Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer.



Title: Plot 5 Capel Hendre Industrial Estate

Dyddiad/Date: 05/03/2024

Cyf./Ref. HI/PAE

Graddfa/Scale - 1:1250

