

For Sale

with Planning Approval

On the instructions of

Residential Development Land



Pen y Fai House, Pen Y Fai Lane, Llanelli, Carmarthenshire, SA15 4EL



Promap v2
LANDMARK INFORMATION

© Mapping plc 2017.
Printed Scale - 1:5000 Paper Size - A1

- 1.94 Acre (0.78 Ha)
- Building Area 1,314.65 sq m (14,150 sq ft)
- Popular Residential Location
- with Outline Planning Permission

Pen y Fai House, Pen Y Fai Lane, Llanelli, Carmarthenshire, SA15 4EL

Location

The site is located within a built up established residential area, located to the north western side of Llanelli Town Centre.

Llanelli is located 15 miles north west of Swansea and 14 miles south east of Carmarthen. Access to Pen Y Fai Lane from the Town Centre is via New Road (B4309) and Cwmbach Road/Stradey Road (B4308) via the residential suburb of Furnace.

Description

Pen Y Fai House comprises of a main building, which has two storey accommodation and a basement, with rendered elevations beneath a clay tiled effect roof. The property has been converted to provide offices and laboratory facilities, but many of its original features have been preserved.

To the left of the main building comprises a further detached premises of similar construction, which has been extensively extended via a flat roof prefabricated building. This provides two storey laboratory facilities.

Externally, garages and stores exist to the rear of the site, together with landscaped grounds and car parking to the front of the main building. Two access points are provided with the main access providing a right of way to the adjoining residential property.

Floor Area	Sq M	Sq Ft
GF Offices/Laboratory	698.64	7,520
FF Offices/Laboratory	441.51	4,752
Second Floor	26.10	281
Basement	23.60	254
GF Prefab Building	58.80	633
FF Prefab Building	66.00	710
TOTAL AREA	1,314.65	14,150
TOTAL SITE AREA	1.94 Acres	0.78 Ha

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We have been informed via an online enquiry with the Valuation Office website that the property has a rateable value of £64,500.

UBR for Wales 2019/20 is 52.6p in the £. Interested parties are advised to verify this information.

Tenure

We have been informed that the property is held Freehold.

Planning

Outline planning approval has been obtained for 'Proposed demolition of existing buildings and proposed residential development, including access, drainage, car parking, open space, landscaping and associated engineering operations'

Planning No: S/36817

Further details available upon request.

EPC

Band G-178

CRN: 0290-0718-1160-9491-7002

Price

On Application.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 487256
07775 740370
jthorne@lsh.co.uk

Pen y Fai House, Pen Y Fai Lane, Llanelli, Carmarthenshire, SA15 4EL

Main Building



Image Copyright reproduced by Lambert Smith Hampton

View of the Sea



Image Copyright reproduced by LSH

Pen y Fai House, Pen Y Fai Lane, Llanelli, Carmarthenshire, SA15 4EL

Location Plan



Promapv2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:50000. Paper Size - A4

Image Copyright reproduced by Lambert Smith Hampton

June 2019

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert
Smith
Hampton**

01792 702 800