



Land Near Arens De Lledo Parcello 31, Poligono 8 Arens De Lledo

This is an opportunity to acquire either a potential building plot or just a superbly positioned piece of utility land of around 4 acres made up of over 30 olive trees situated in a stunning spot south west of Barcelona in sunny north east Spain. The owner of the site has been informed previously by a Spanish Architect that the small stone ruin onsite would have been a house, not an agricultural building.



- ❖ Approx 4 Acres Of Land
- ❖ Potential Building Site
- ❖ Outskirts Of Arens De Lledo
- ❖ S/West Of Barcelona In North East
- ❖ Beautiful Private Position
- ❖ Over 30 Olive Trees
- ❖ Small Ruined House On Site
- ❖ Water Would Be Via Borehole

Fixed £17,500

1 Cawdor Terrace, Newcastle Emllyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

info@housesforsaleinwales.co.uk

Description

The owner of the site has been informed previously by a Spanish Architect that the small stone ruin onsite would have been a house, not an agricultural building. A water diviner has confirmed water is present on the site so a borehole would need to be dug to provide water to the site and the owner has details of an English speaking Architect in the area who could handle the planning application to build a house for B&B / Tourism purposes. The nearest airport is at Reus (about 75 mins away and is seasonal) which has low cost flights to and from the UK. Other airports to use with greater availability out of season would be Barcelona to the north or Valencia to the south.....so a choice of 3.



Description of Location

The site is about a 10 minute drive from both the villages of Arens De Lledo and Cretas and is around 1000m off the highway, (about 500m of tarmac and 500m of stone track) providing for complete privacy and solitude. The larger town of Valderobes is about a 20 minute drive away. This area was previously compared by CNN as the "new" Tuscany due to its similarities. Many people in this area have built houses for B&B / Tourism purposes on these sites over the last 5 yrs - (look at <https://masencanto.wordpress.com/> or <https://www.simplelivingspain.com/>) as the Regional Government is trying to encourage tourism into the area. The owners had intended doing the same but due to personal circumstances have decided not to. The pictures shown here were taken in mid October 2018 when the temperature was still over 25 degrees C on the site.....lovely :) Electricity would be via PV Panels ie Off Grid with cooking via gas. There is very good internet connection on the site for laptops etc via a 3g Dongle purchased from EE together with a good standard phone signal. The 4 berth caravan onsite is a touring caravan and is stored onsite. There is no current planning to "live" on the site in this caravan.



THIS SITE IS OWNED BY THE OWNERS OF THE SMALLHOLDING CENTRE AND HOUSES FOR SALE IN WALES. WE HAVE TO MAKE YOU AWARE OF THIS FACT AND ANY NEGOTIATIONS WILL BE VIA AN UNCONNECTED MEMBER OF OUR STAFF IN ORDER TO COMPLY WITH VARIOUS CODES OF CONDUCT THAT WE STRICTLY ADHERE TO.



Overview of Site



Surrounded by Woodland



Ruin and Woodland Beyond



Olive Trees and Terraces



Another View of Site

The site DOES NOT have planning permission to build a house. The plans shown on these details were drawn up by a Spanish Architect after the site was purchased by the current owners in order to provide a rough layout of what might be possible given the size of the plot etc and the maximum allowable square meterage of house based on the area of the site.

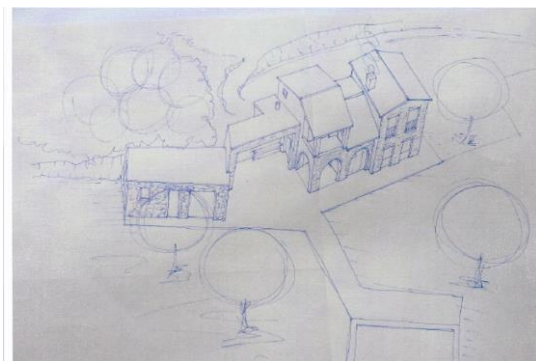
The site owners found that a local English speaking architect Carlos Quero based in Tarragona was very knowledgeable regarding planning matters in this area. His contact details are CARLOS.QUERO@APATGN.ES Tel 977456027 -687939753



4-Berth Caravan Included



Architect's Impression



Architect's Impression in Landscape



Site Plan



Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

Proposed Ground Floor Plan

Proposed First Floor Plan

