

Llyr Evans

From: [redacted]@morris.com
Sent: 15 August 2019 14:58
To: Llyr Evans
Subject: Affordable Housing Need

Follow Up Flag: Follow up
Flag Status: Completed

Dear Llyr,

I am replying to your email yesterday regarding Affordable Housing in the Llangoedmor, Llechryd area.

J.J. Morris are currently marketing 1 Semi Detached 3 Bedroom House on Maesyderi, Llechryd at £145,000. As an ex-Local Authority property it does have a Residency condition. I would consider this as an affordable property, but it is not designated solely as an "Affordable Dwelling".

We have nothing available to rent in this locality.

We are involved with a development site in Llechryd where the planning consent does stipulate that of the 6N9 units, 2N9 are designated Affordable. To date, we have not negotiated a sale and the site remains available.

Professionally, we do get steady enquiries from parties specifically wanting an Affordable Plot/House because of the financial benefits to their budgets, and I believe that there has been good uptake of built out Affordable plots and also undeveloped Affordable plots in the locality, suggesting that the demand is there.

I would be of the opinion that in the 2 settlements you refer to there would be demand for individual plots either with or without an Affordable condition.

The design of the 6 I referred to earlier requires the provision of an estate road. If the plots could have individual access driveways I am confident they would have sold as individual plots.

If I can be of any further assistance please contact me.

Kind regards,
Roger

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01239 [redacted]

