



Building Plot adjacent to Golygfa, Crosswell Turn,, Nr Eglwysrw, Pembrokeshire, SA41 3TA

Price Guide £150,000

Fronting the B4329 Crosswell Turn to Haverfordwest road a good sized gently sloping Building Plot on which stands a Multi Purpose Steel Portal Frame Building which has an overall measurement of 60' x 30' approx.. which is utilised for Garaging, Workshop and Storage purposes. Individual Building Plots of this nature are few and far between and early inspection is strongly advised.

Description

Fronting the B4329 Crosswell Turn to Haverfordwest road a good sized Building Plot which has a frontage of 71'6" approx. adjacent to the B4329 road and a width at the rear of approximately 108'. It has an average depth of approximately 94'.

Planning Consent has been granted for the erection of One Dwelling – Land adjacent to Golygfa, Eglwysrw, Pembrokeshire. Application Number: 07/1204/PA.

Situated within the Plot is a Multi-Purpose Steel Portal Frame Building with concrete block walls and clad with Box Profile sheets under a Box Profile roof. It is used for Garaging, Workshop and Storage Purposes which has an overall measurement of approximately 60' x 30'.

****N.B.**** The purchaser may have an option to purchase adjoining Agricultural Land up to a maximum of 7.80 acres, if required.

Plans available from the Fishguard Office.

Services

Mains Water and Electricity are available in the vicinity of the Plot. Drainage will be to a Effluent/Septic Tank.

Tenure

Freehold with Vacant Possession upon Completion.

Planning Outline

Planning Permission was granted on the 29th January 2008 for the erection of One Dwelling – Land adjacent to Golygfa, Eglwysrw, Pembrokeshire. Application No: 07/1204/PA. Copies of Planning Permission available from the Fishguard Office.

Rights of Ways

A vehicular right of way exists in favour of the adjoining property Golygfa, between points 'A' and 'B' on the plan.

Optional Land

The purchaser will have the option to purchase further adjoining Agricultural Land up to a maximum of 7.80 acres, if required

General Remarks

The Building Plot adjacent to Golygfa is of a particularly goodsize and has the benefit of Outline Planning Consent for One Dwelling as well as having the benefit of a Multi Purpose Steel Portal Frame Building which has been utilised for Garaging, Storage and Workshop purposes. In addition, the purchaser may have the option to purchase, by separate negotiation, adjoining Agricultural Land up to a maximum of 7.80 acres, if required. Building Plots of this nature are few and far between and early inspection is strongly advised.

Directions

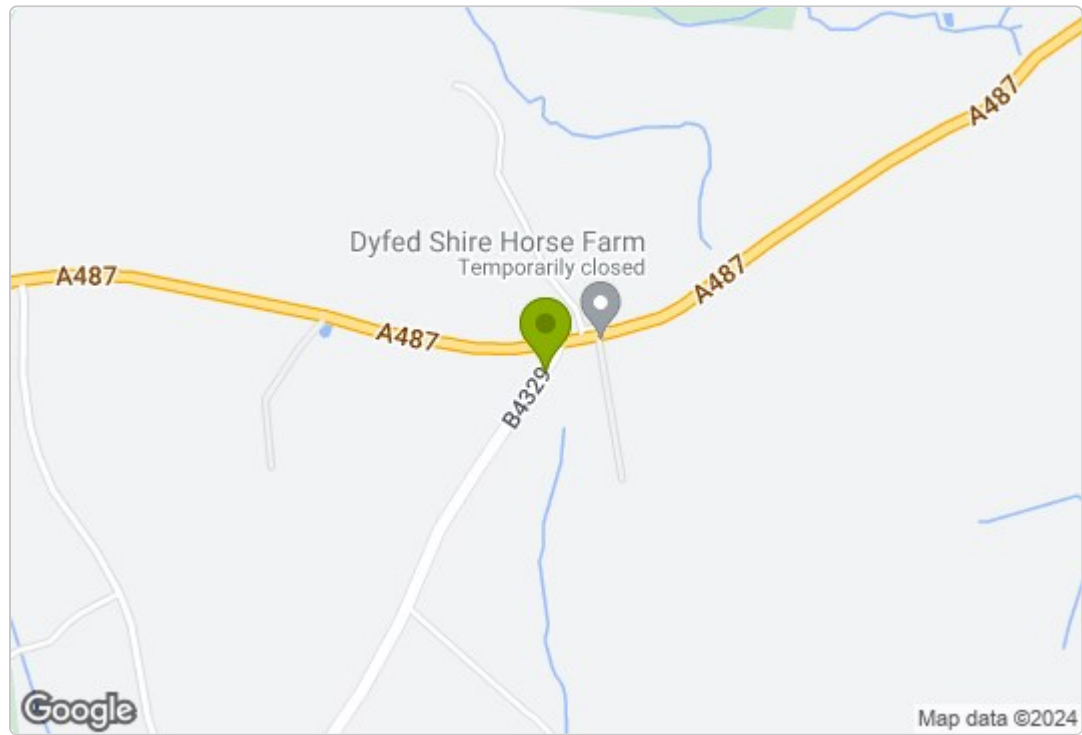
From Fishguard, take the Main A487 road east for some 9 ½

miles, passing through the village of Felindre Farchog and a mile and a half or so further on, take the second turning on the right onto the B4329 road, signposted to Haverfordwest. Continue on this road for some 100 yards or so and the Building Plot adjacent to Golygfa is situated on the left hand side of the road. A 'For Sale' board is erected on site.

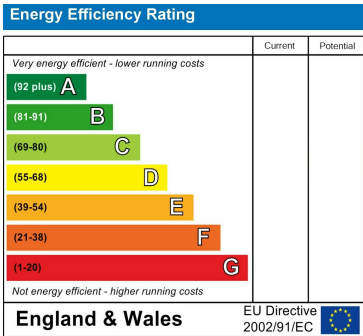
Alternatively, from Cardigan take the Main A487 road south west for some 5 miles, passing through the village of Eglwysrw and half a mile or so further on, in the direction of Fishguard, take the turning on the left on to the B4329 road, signposted to Haverfordwest. Continue on this road for 100 yards or so and the Building Plot adjacent to Golygfa is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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