

Unique residential development opportunity set within an enviable location overlooking the Pembrokeshire coastline. Dale. St Ishmaels. Haverfordwest.



Slate Hill Farm, Dale, St Ishmaels, Haverfordwest, Pembrokeshire. SA62 3TL.

£375,000

D/2203/RD

**** Unique residential development opportunity **** Set within an enviable location overlooking the Pembrokeshire coastline ****** Planning permission for the reinstatement of farm house and conversion of stone barns into 3 further residential dwellings ****** Elevated position enjoying far reaching views ****** Looking out over the Gann estuary ****** Idyllic wildlife haven ****** Set within Pembrokeshire Coast National Park ****** Private road entrance ****** An opportunity to create a unique residential community ****** Full planning position granted in August 2023 ****** There is an option to purchase an additional 2.6 acres of land to the side of the development subject to negotiation ****** A unique and rare opportunity along this favoured coastline and not to be missed ******

The property is situated on the fringes of the coastal village of St Ishmaels being 15 minutes drive from the larger centre of Haverfordwest with its strategic position as Pembrokeshires largest town with an array of educational facilities, traditional high street offerings, retail parks, industrial estates, large scale employment opportunities with nearby tourism attractions.



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PLANNING PERMISSION

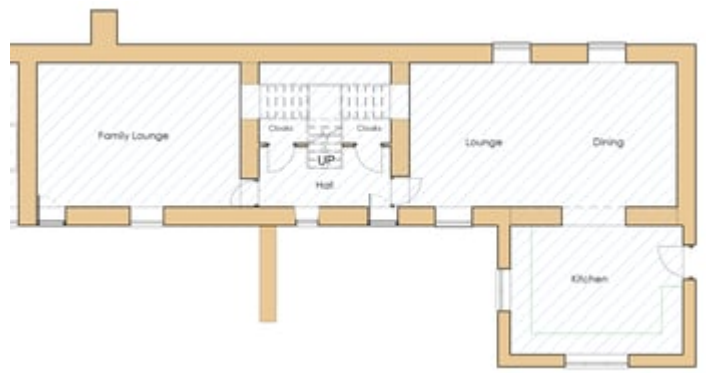
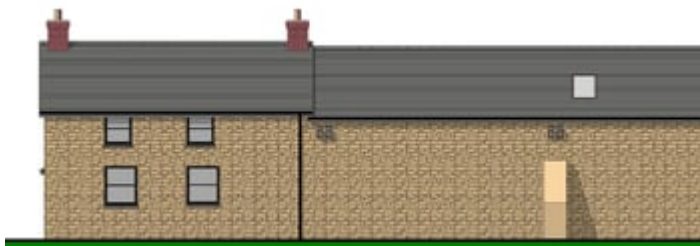
Planning permission exists for the renovation of the original farm house conversion of 3 barns to dwellings, renovation extension of barn 7 to create garage/storage and ecological mitigation - Slate Hill Farm, St. Ishmaels, Haverfordwest, Pembrokeshire, SA62 3TL. Planning permission reference number NP/22/0500/FUL granted on the 31st August 2023.

A copy of the planning permission is available on request. Please note that a Section 106 agreement is also in place for the provision of an affordable housing cash contribution to the sum of £42,000. A copy of the agreement is available on request.



Approved Document 31/08/2023

PROPOSED FARMHOUSE SCHEME



GROUND FLOOR

Entrance Hallway

With 2 separate cloak cupboards and open staircase to first floor. Access to:

Family Lounge

Open Plan Sitting and Dining Area

Kitchen

With windows to front and rear with views over the development and distant countryside. Open plan into:

FIRST FLOOR

Landing

With vaulted ceiling.

Bedroom 1

Double bedroom with rooflights over with corner en-suite.

En-Suite

With walk-in shower, WC, single wash hand basin.

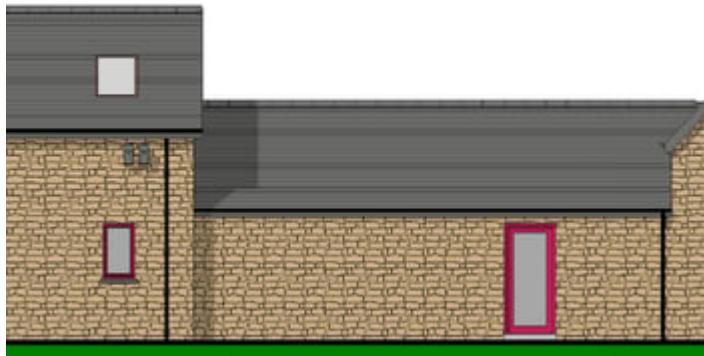
Bedroom 2

Bedroom 3

Family Bathroom

With space for panelled bath, WC, single wash hand basin.

BARN 1



GROUND FLOOR

Open Plan Kitchen/Lounge

Ground Floor WC

Bedroom

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Staircase to:

FIRST FLOOR

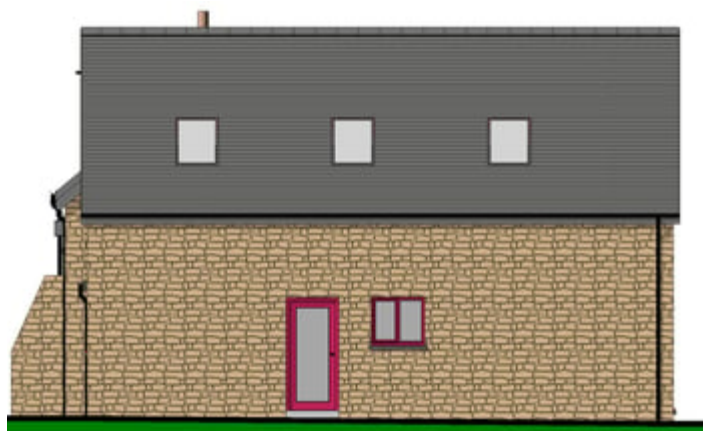
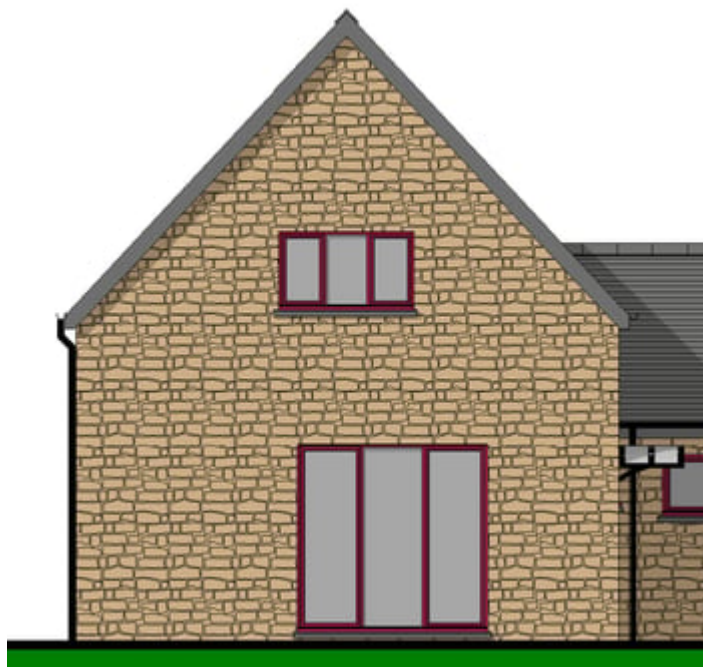
Bedroom 2

Double bedroom, windows to front.

En-Suite

With corner shower, WC, single wash hand basin.

BARN 2



GROUND FLOOR

Open Plan Kitchen, Lounge and Dining Area

Corner Ground Floor WC

FIRST FLOOR

Landing

Bedroom

Bedroom

Shared Bathroom

With space for panelled bath, single wash hand basin and WC.

UNITS 4 (BARN 4 5 + 6)



Lounge

Via front access With side steps into:

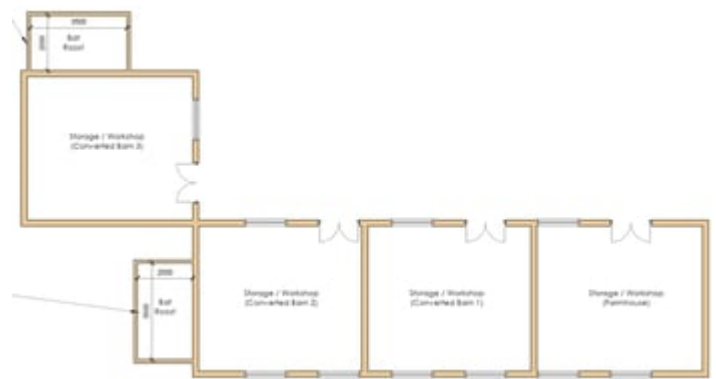
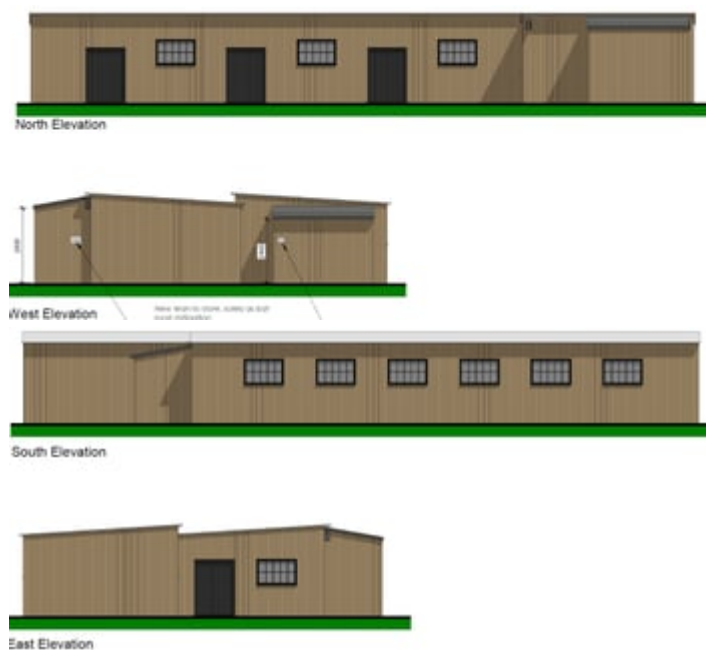
Kitchen

Ground Floor Bedroom 1

Ground Floor Bedroom 2

Bathroom

BARN STORAGE FOR RESIDENTIAL UNITS



'L' shaped building split into 3 separate workshops/storage areas with side bat roost lean to buildings. The building is finished in timber clad elevations.

Most of the buildings are finished in stonework with accompanying timber clad extensions or new build sections with roof coverings being blue, black, natural or composite slate.





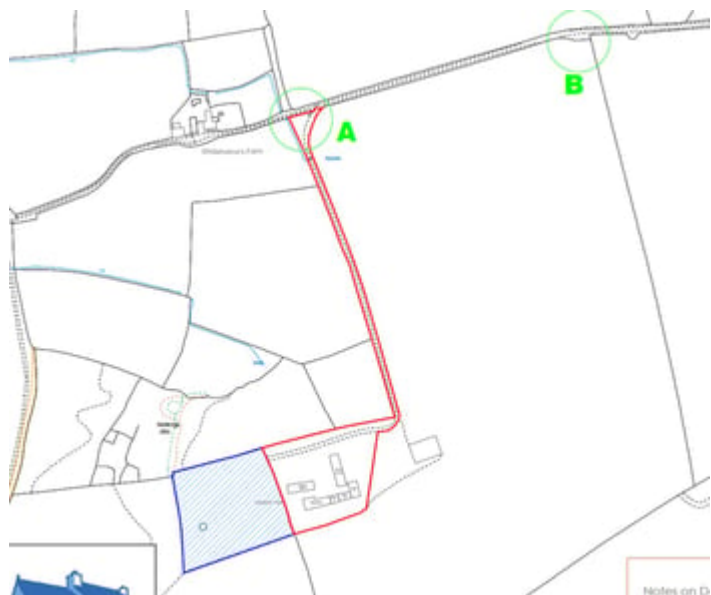
ACCESS

Access is via a private driveway off the adjoining county road which leads to the homestead also providing access to the adjoining agricultural land.

OPTIONAL LAND

There is an option to purchase an additional 2.6 acres of land to the side of the development subject to negotiation.





MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

www.morgananddavies.co.uk. Also on our FACEBOOK

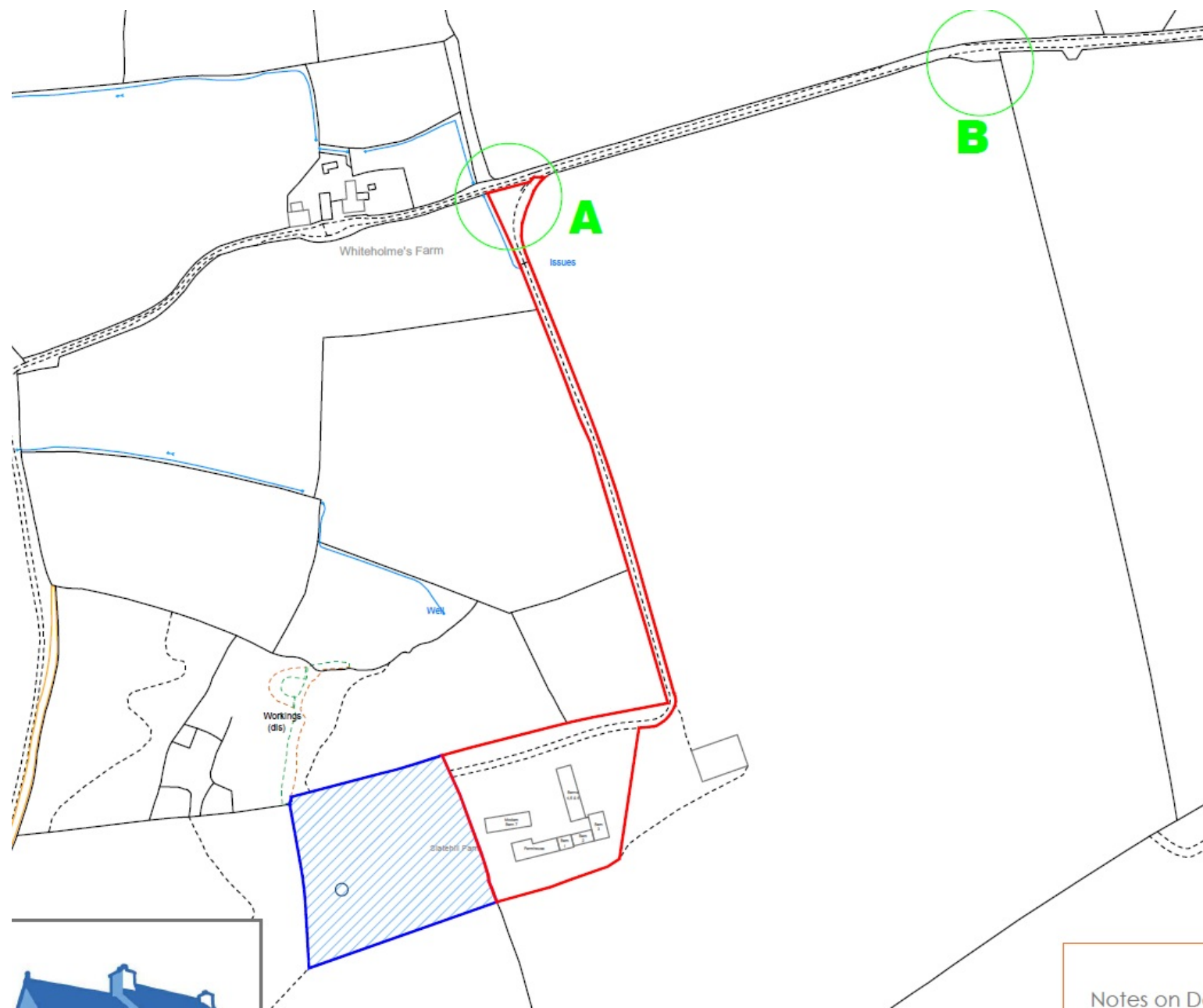
Page - www.facebook.com/morgananddavies. Please 'LIKE'

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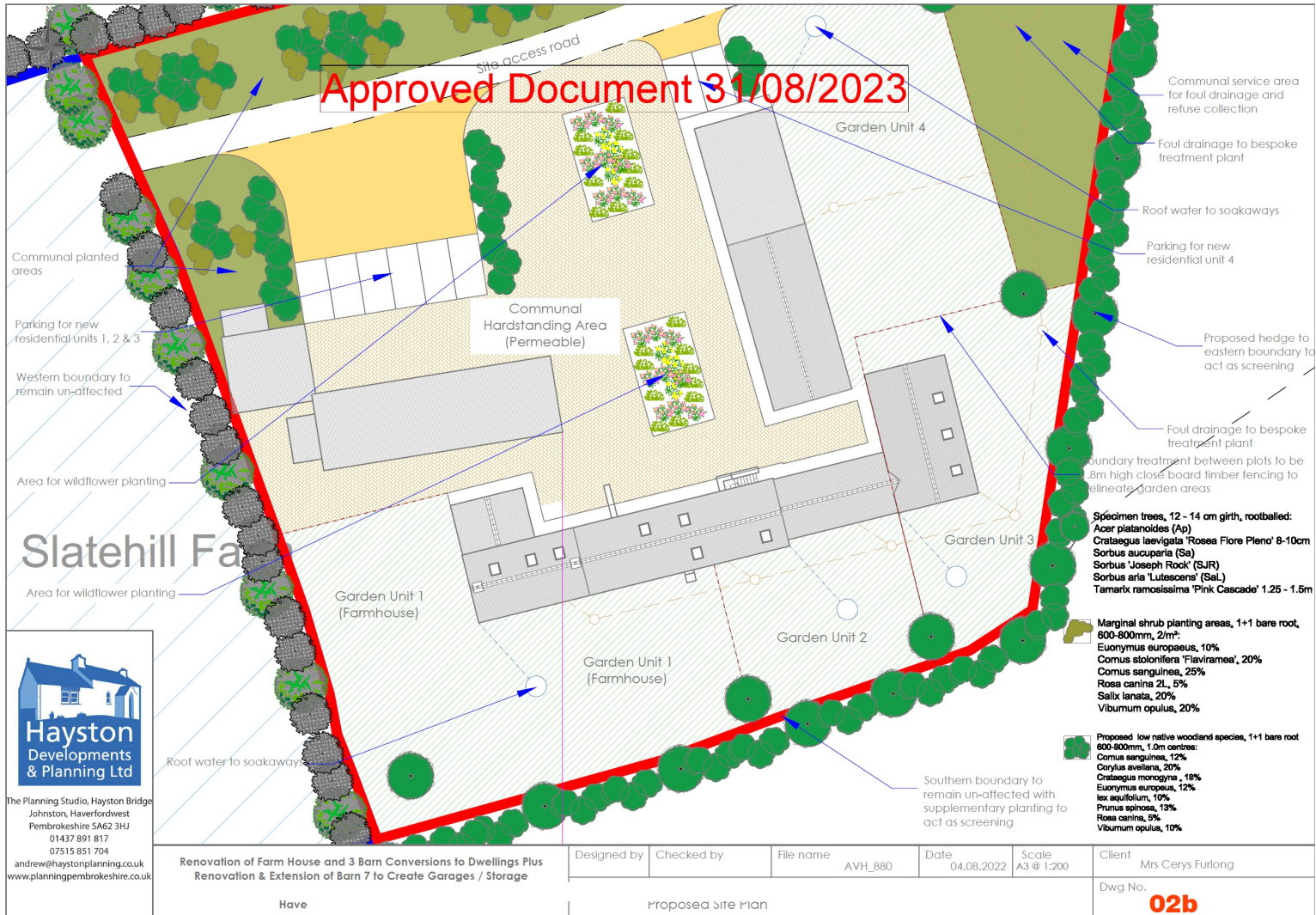
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Services

There are options for mains water or private borehole supply to service the development. Electricity will need to be brought to the property. The property is likely to benefit from a private drainage system.



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Slatehill Farm



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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

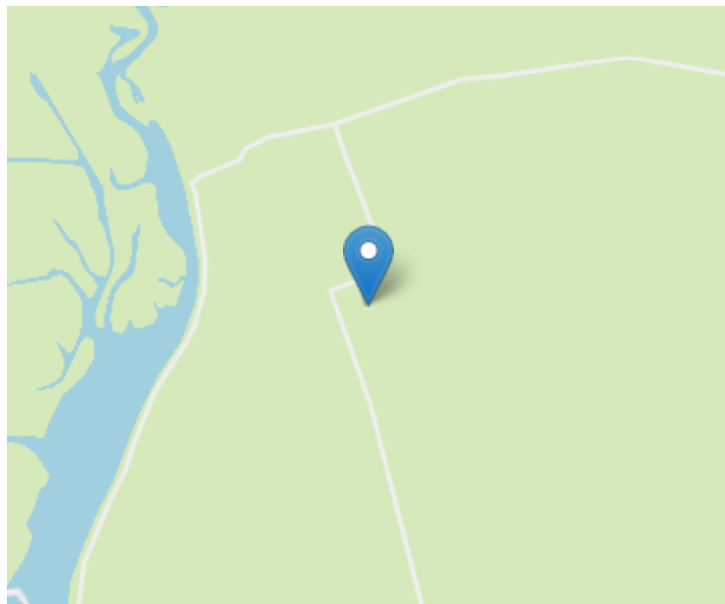
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From St. Ishmaels village centre head east passing the village hall and take a right at the next junction travelling north past the garden centre and taking the immediate left hand exit. Continue down this road for approximately 500 yards and the entrance to Slate Hill Farm is on your left hand side before you reach White Homes Farm.

For further information or to arrange a viewing on this property please contact :

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