

Regulated by:



RICS



Since 1989

*Unique and exciting development opportunity. Plot and multipurpose yard. Nr.
Boncath/Cardigan. Pembrokeshire. West Wales*



Cabin adjacent to Delfryn, Bwlchgyroes, Llanfrynach, Pembrokeshire. SA35 0DP.

D/2139/RD

£250,000

** An exciting opportunity to acquire a Building Plot for 1 dwelling ** Adjoining multipurpose yard ** Potential for greater level of Development (stc) ** Currently used as a Lorry Depot with full operators licence ** Full range of outbuildings ** Part tarmac and lawn area ** Total site of 0.73 Acres ** Mains water and electricity connection **

****AN EXCITING OPPORTUNITY NOT TO BE MISSED ****

Positioned in the quaint rural village of Bwlchgyroes. The property lies some 15 minutes equi distance to the Market town of Newcastle Emlyn and the larger town of Cardigan with its excellent range of local and national retailers, cafes, bars, restaurants, secondary school and 6th Form College, community hospital and access to the Ceredigion coastline.

GENERAL

An exciting development opportunity with outline planning permission already been granted for the erection of 1 Detached dwelling (Pembrokeshire County Council Planning reference 19/07/0725 approved 23rd December 2019)

The remainder of the land is allocated within the settlement boundary for Bwlchygroes being the adopted Local Development Plan (28th February 2013). We believe the land has potential for additional 2+ Dwellings subject to consent.

The accommodation offers the following:

Cabin

41m x 13.5m (134' 6" x 44' 3") 1 bed

Kitchen, bathroom, utility room

Connected to site services

Advised - cabin been on site for 32 years

Outbuildings

2 x steel 'A' frame buildings with connecting door measuring:



Outbuilding 1

40' 0" x 20' 0" (12.19m x 6.10m) Box profile sheeting to walls and roof and double doors to front.



Outbuilding 2



40' 0" x 15' 0" (12.19m x 4.57m) Inspection pit.

Both buildings are of steel frame construction with concrete base, electric connection and septic tank.

The property is accessed from the adjoining county road to a secure gated access. The boundaries to the property are formed by a mixture of stockproof fencing, box profile sheeting, mature hedgerows.

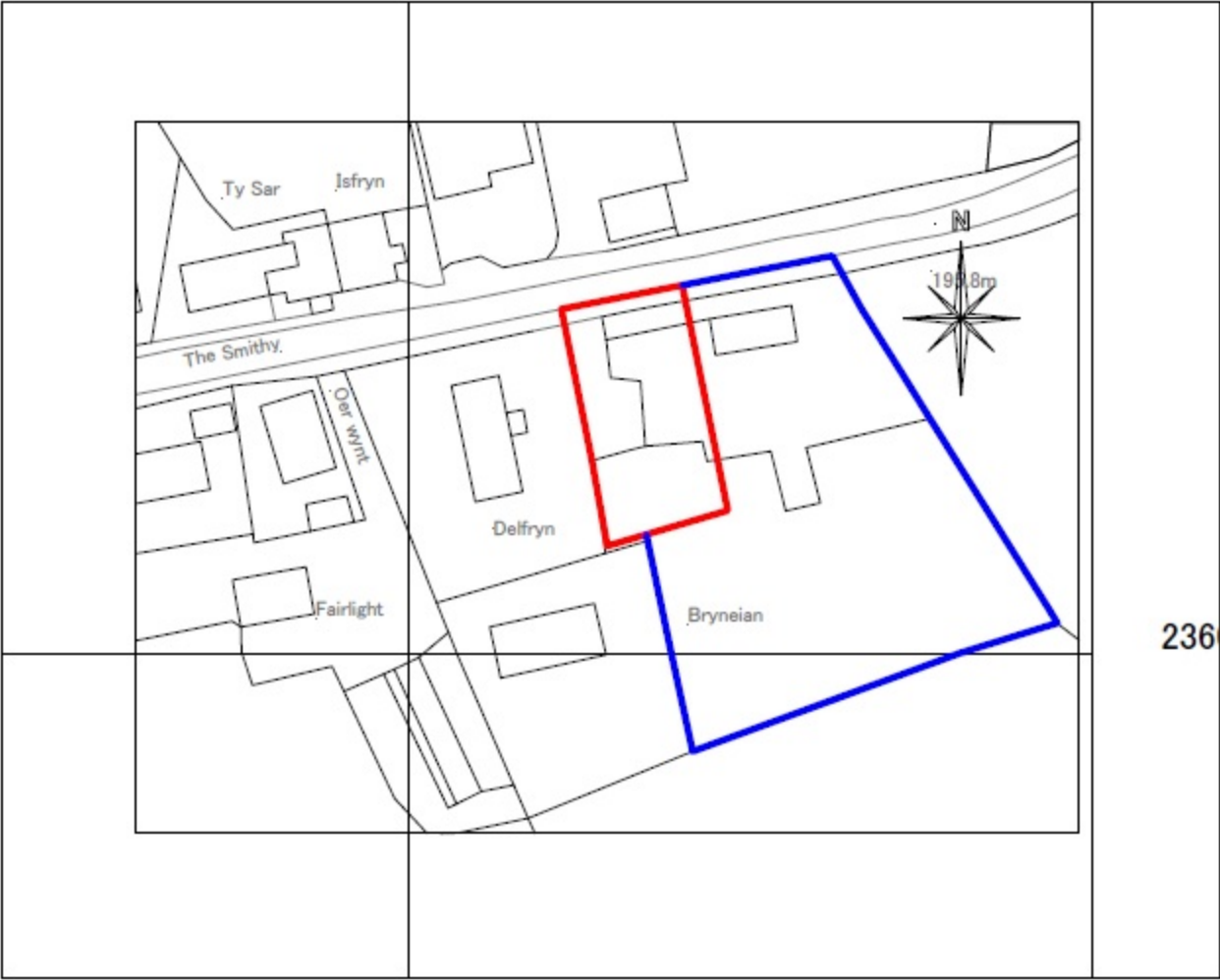


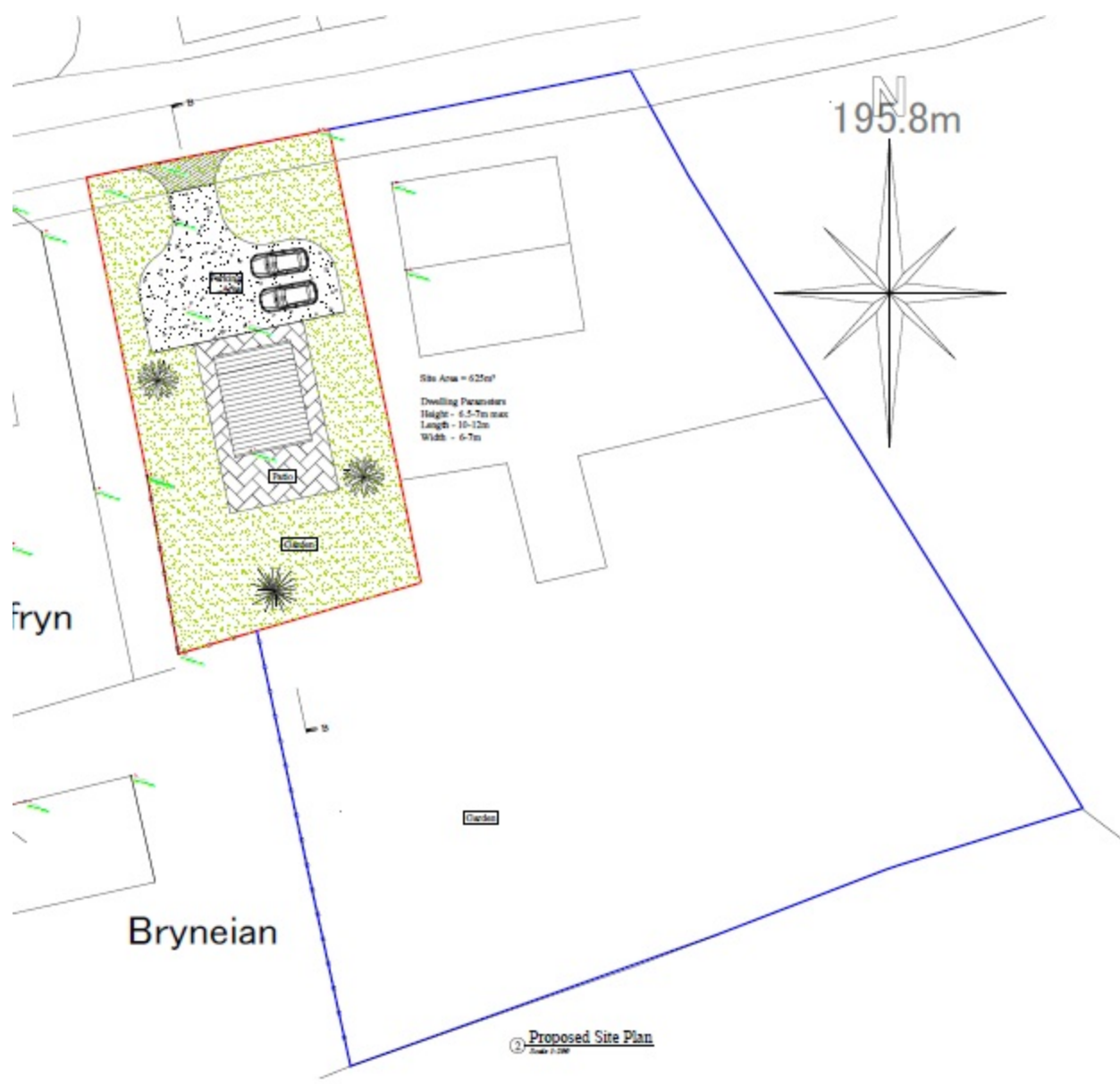
Services

Mains electricity and water. Septic tank drainage. The site currently benefits from rates relief.

Directions

From Boncath at the village crossroads in the centre of Boncath proceed straight over on the minor county road to Bwlchygroes. After some 2 miles or so and upon entering the village turn left at the village crossroads and the site is the last property on the right hand side.





Site Area = 625m²
Dwelling Parameters
Height - 6.5-7m max
Length - 10-12m
Width - 6-7m

fryn

Bryneian

Proposed Site Plan
Scale 1:200