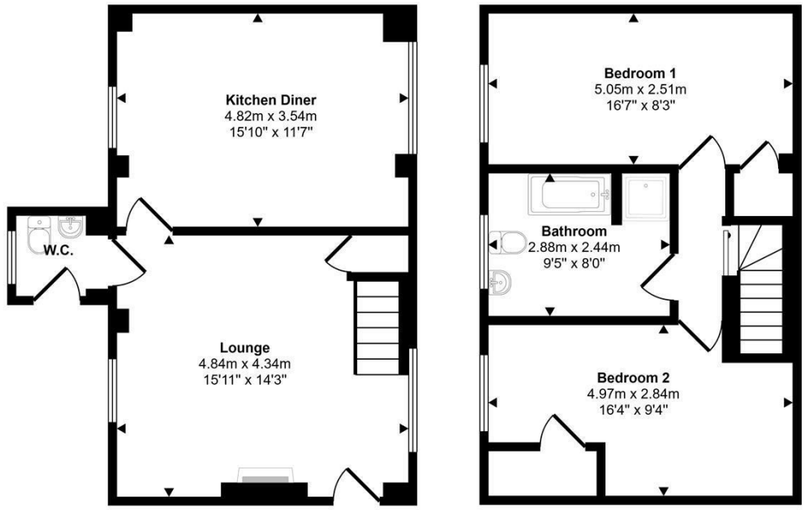
Approx Gross Internal Area
81 sq m / 874 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft

First Floor
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private Drainage
HEATING: LPG Gas
TAX: Band D

SSG/ESL/12/24/OK EJL

We would respectfully ask you to call our office before you view this property internally or externally.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. 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. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore 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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

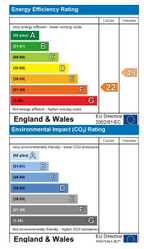
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

Brim Hill Camrose, Haverfordwest, Pembrokeshire, SA62 6HN

- **No Onward Chain**
- **Detached Property On Approx 0.7 Acre Plot**
- **Planning Permission For 5 Bed House With Quadruple Garage**
- **Potential For Adjustments To Planning**
- **Countryside Location**
- **Ample Parking**
- **Planning Reference: 21/0945/PA**
- **EPC Rating: F**



Offers In Excess Of £350,000

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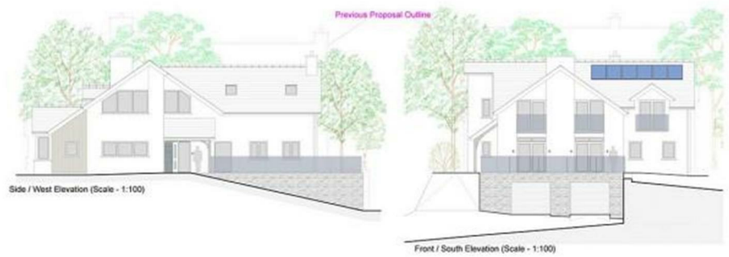
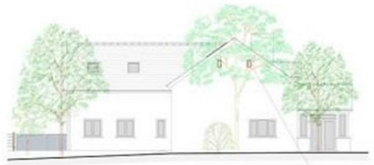
The Agent that goes the Extra Mile

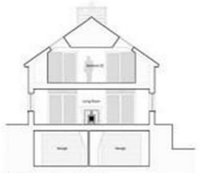
Ground Floor Plan (Scale - 1:50)



Rear / North Elevation (Scale - 1:100)



Side / East Elevation (Scale - 1:100)



Section B-B (Scale - 1:100)

Section A-A (Scale - 1:100)

Where indicated on the elevations. Green&Blue BAT BLOCK | BAT BRICK or to be constructed into the masonry in conjunction with the manufacturer and ecology report specifications.

Proposed House External Finishes
Walls - Smooth cement render painted / Timber cladding.
Roof - Slate.
Windows & Doors - Aluminium.
Boundary treatments - Pembrokeshire Hedge / Block.
Hard-standing - Paving.
Gutters - Extruded aluminium.

KINVERKREATIONS LTD

Mr. Tomos J. Kinver

www.kk-uk.com

GA02
As shown
PLANNING
Proposed Floor Plan, Elevations, Sections

Existing Site Location Plan (Scale - 1:2500)

Existing Aerial Photos

KINVERKREATIONS LTD

GA01
As shown
PLANNING
Existing Site Plan, Location Plan

GA04
As shown
PLANNING
Proposed Floor Plans

CGI Images show potential build

An opportunity to purchase a generous plot located in an elevated position on the outskirts of Keeston. Measuring approximately 0.7 acres, the plot currently houses a detached two-bedroom property which is in need of modernisation but has the potential for renovation and extension.

Alternatively, planning permission is approved (Ref: 21/0945/PA) for a substantial detached residence with 5 bedrooms and a quadruple garage. There is also the option of designing a property to your own specifications. The plot is served by an LPG gas connection and a private drainage system. There is ample off-road parking and garden space, and its countryside location enjoys views over neighbouring farmland. To the lower boundary, there is a pretty stream and access to a single-track lane.

Viewing is highly recommended!

Situated on the periphery of the residential area of Keeston approximately four miles from the town of Haverfordwest and convenient to the beautiful Pembrokeshire coastline at Newgale, famous for its sandy beach, rugged cliffs and coastal path, with the harbour village of Solva and the Cathedral City of St Davids beyond.

DIRECTIONS

From Haverfordwest, take the A487 towards St Davids, passing through Pelcomb. Just before the village of Simpson Cross, turn right where signposted to Keeston. Continue past the green, keeping straight. The entrance to the property will be found shortly ahead, denoted by a for sale sign. What3Words: hardback.aims.spicy

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.