

## Plot at Parc Cerreg The Causeway, Camrose, Pembrokeshire, SA62 6HG

- FREEHOLD BUILDING PLOT
- SERVICE CONNECTIONS
- PLOT SIZE 0.77 ACRES
- UNIQUE OPPORTUNITY
- ATTRACTIVE PLANS
- REF - 20/0638/PA
- PP FOR 5 BEDROOM DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- SOUTH FACING FROM REAR
- DESIRABLE RURAL LOCATION

Offers In Excess Of £450,000



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

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.

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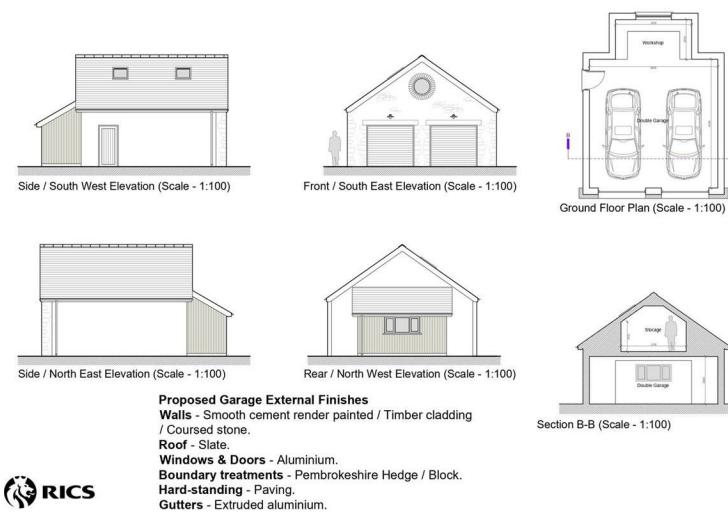
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***The Agent that goes the Extra Mile***



RICS



A unique opportunity to purchase a building plot with detailed planning consent for a 5 bedroom luxury residence, close to the highly popular village of Camrose. There is an option for the owner/developer to build it for you, to your own finishing specification, if required,

with detailed planning consent for a 5 bedroom luxury residence, close to the highly popular village of Camrose.

The plot dimensions are:

Width at front - 50.8m  
 Width at rear - 48m  
 Length along eastern boundary - 56.8m  
 Length along western boundary - 62.8m  
 Total area - 3110m<sup>2</sup> (3/4 acre approx)

Plans have been granted under reference number 20/0638/PA dated 28/10/2020 and development has to be carried out in accordance with the approved plans and documents.

Services are available close by and there is no section 106 contribution.

The market town of Haverfordwest is approximately 5 miles away and has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure centre/swimming pool, cinema, restaurants, pubs. The beautiful Pembrokeshire coast is only 7 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 6 miles to the northwest.

## PLOT DIMENSIONS

166'7" max x 206'0" max (50.8 max x 62.8 max)



## DIRECTIONS

From our office in Haverfordwest, head out on the B4330 on North Gate and continue for 3.8 miles. Bear Left onto Causeway for 0.9 miles and then bear right. The plot can be found a short distance on your left hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.