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.
HEATING:
TAX: Band N/A

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

SSG/ESL/07/25/OK

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

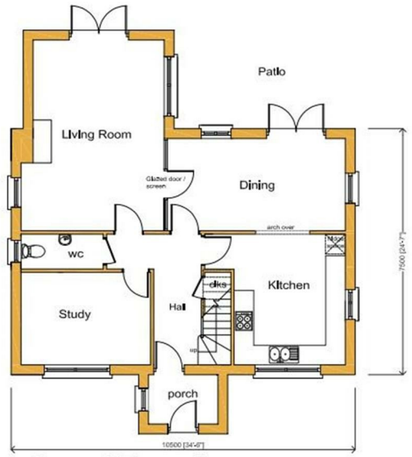
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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,

01437 762626
www.westwalesproperties.co.uk

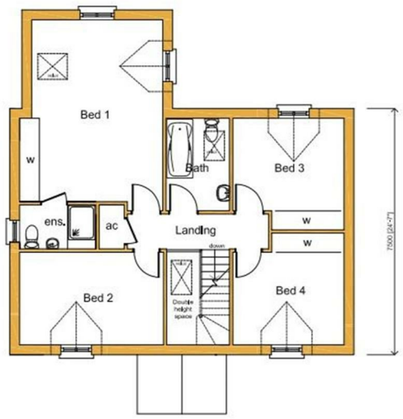
Plot Adjacent, Siop Fach Mathry Hill, Mathry, Haverfordwest, Pemborkeshire, SA62 5HB

- **Building Plot**
- **Planning Ref: 22/1057/PA**
- **4 Bedroom Detached Dwelling**
- **Close To The Coast**
- **Village Location**
- **Countryside Views to Rear**
- **Approved Planning Permission**

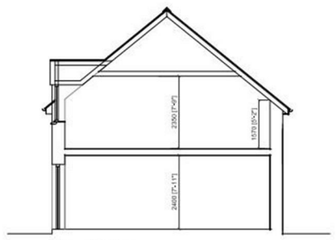
£100,000



Ground Floor plan
scale 1:100



First Floor plan
scale 1:100



Section scale 1:100

Revision	Description	Date
REV C	TITLE CHANGED.	FEB 2023
Rev B	Drawing title amended	Sept 2016
Rev A	Minor revisions added to drawings	Jun 2014

Drawing
PROP. FLOOR PLANS - UNIT 1

Clients
Mr R. & Mrs. S. JONES

Project / Title
Section 73 planning application to amend Condition 1 of 18/0688/PA for a renewal of the detailed scheme, for an additional 5 years, for New Dwelling adjacent to Slop Fach, Mathry, Pembrokeshire.

Hayston Developments & Planning Ltd
The Planning Studio, Hayston Bridge, Johnston, Haverfordwest, Pembrokeshire SA62 3HJ

An opportunity to purchase a building plot with planning permission in the sought after village of Mathry. The proposed planning is for a detached house offering four bedrooms and two reception rooms. The plot is positioned in the heart of the village near to the pub and former tearooms, and enjoys countryside views to the South.

Planning ref: 22/1057/PA - this is a fantastic opportunity for someone looking for a self build project in a charming village setting!

Mathry is a popular village situated some 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from the Cathedral City of St Davids and 5 miles from the harbour and ferry port of Fishguard, on the North Pembrokeshire coast. The village has a tea room, church, public house, with wider facilities available in St Davids, Fishguard and the county town of Haverfordwest, some 14 miles to the south.

DIRECTIONS

From Haverfordwest take the A40 in the direction of Fishguard. When you reach the village of Letterston, take the left hand turn onto the B4331, and continue until you meet the T Junction for the A487. Turn left here and then take the next right-hand turn to Mathry. Follow the road up the hill where you will find the property will be on your left hand side.
What3Words:///shocked.recur.coining

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