

## Plot A Taylor's Park

New Hedges, Tenby, SA70 8TR

A rare opportunity to buy a **building plot** in the centre of New Hedges village with full detailed planning permission in place to build a modern/contemporary style three bedroom bungalow.

The plot is approached from Cross Park and has onsite parking for two cars and garden space surrounding the bungalow, with close boarded fence and natural hedgerow boundaries. Connections for water, electricity and mains drainage all easily accessible. An attractive plot within the village and equidistant from the picturesque holiday resorts of Tenby and Saundersfoot.

Price £185,000

# Plot A Taylor's Park

## New Hedges, Tenby, SA70 8TR



- Building Plot
- Three Bedroom Master En-suite
- Full Detailed Planning
- Village Location
- Detached Bungalow
- Architecturally Designed

### Agent's Note

Plot A is a building plot that has full detailed planning permission. All room dimensions are approximate and all photographs shown are of Plot B (already purchased and developed) to use as reference, as it is the same design as the planning that is in place for Plot A.

### Lounge/Kitchen/Diner

25'9" x 13'4" (7.85 x 4.06)

### Bathroom

6'9" x 6'2" (2.06 x 1.88)

### Master Bedroom

11'9" x 11'5" (3.58 x 3.48)

### En-Suite

6'9" x 6'2" (2.06 x 1.88)

### Bedroom Two

11'9" x 10'0" (3.58 x 3.05)

### Bedroom Three/Study

11'9" x 9'5" (3.58 x 2.87)

### Services

The vendor has laid water pipes ready for connection to the Welsh Water mains, Mains drainage connection on site. Mains Electricity on site. Mains Gas on site. B.T on site.

### Building Regulations

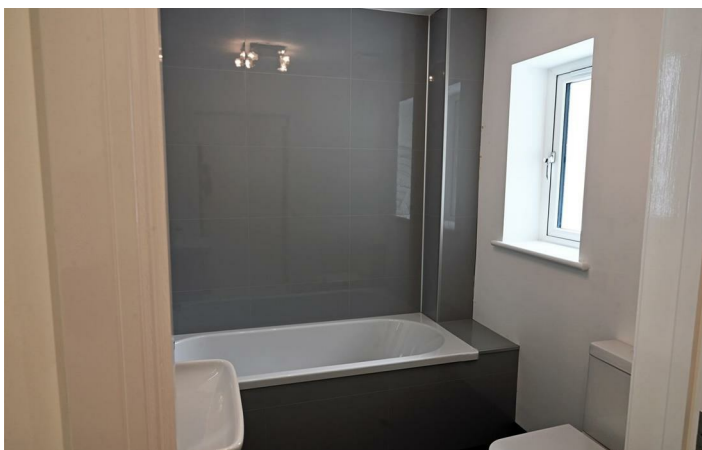
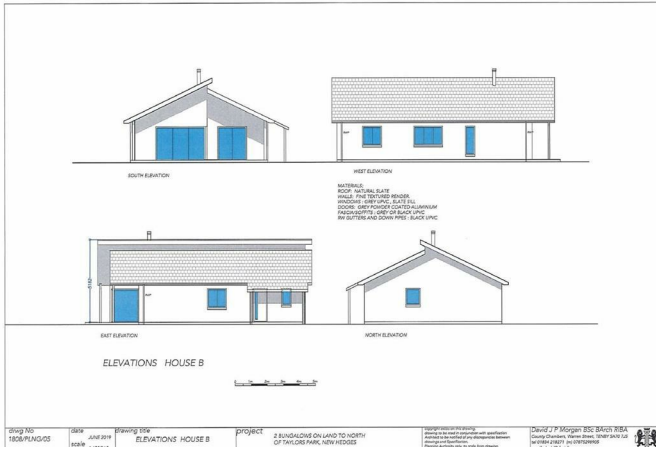
Plans have been prepared and will be available to the purchaser for the submission of Building Regulations, as at May 2022. There is full detailed SUDS approval and Professional Quantity Surveyor costings and quantities provided.



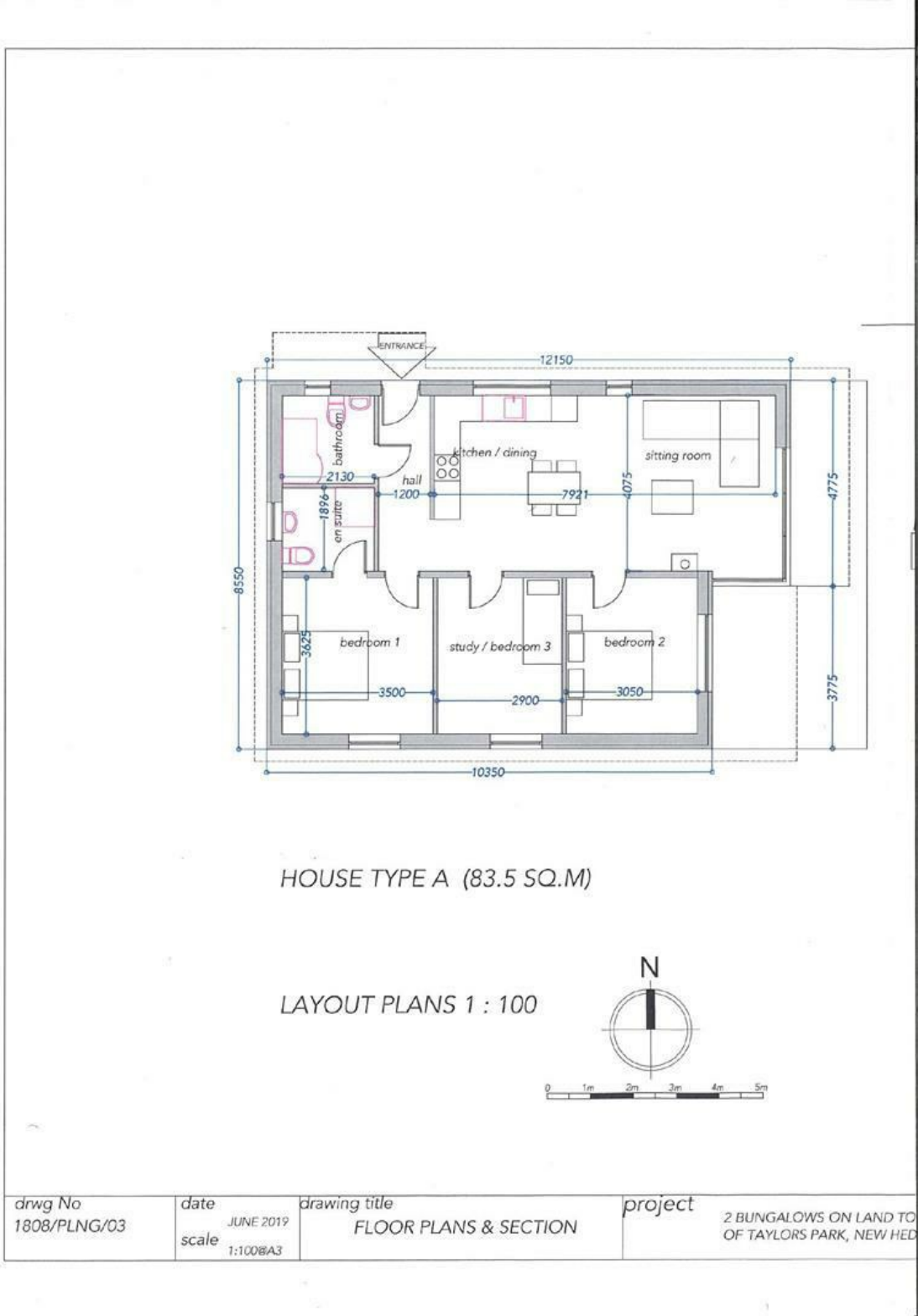
### Directions

From our office head out to the village of New Hedges. Pass the mini-market on the left hand side, continue up the hill and, just before the right hand bend, turn right into Cross Park. Plot A is at the end of the street. Post code for Sat. Nav is SA70 8TR





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	