

Plot 5, Kiln Park, Burton, SA73 1NY



Offers In Excess Of £299,950



Rarely does such an opportunity come along, a waterside plot with planning permission, Planning obligations already settled and services to the plot edge including BT fibre broadband.

Settled along Kiln Road the plot extends down to the waters edge of the estuary playground of the Cleddau waterway with wonderful views. Planning permission is extant under a certificate of lawful development (17/0489/CL) following Planning permission granted (11/0659/PA) and reserved matters approval (14/0821/PA).



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01437 762538 01646 695713





Planning Permission

Planning permission was first granted under application 11/0659/PA, approved on 20th March 2013

Reserved matters were approved under 14/0821/PA on 22nd May 2015

A certificate of Lawful development was issued on the 25th September 2017 effectively removing any time limits for development

s.106 Agreement

The vendors have reached an agreement for contributions towards off-site affordable housing development so that there will be no cost to the purchaser of the plot.

Services

Services are connected to the edge of the plot including Mains electricity, sewerage and BT fibre broadband.

Floor Plans

The floor plans are a representation of the approved plans submitted to Pembrokeshire County Council. They are not to scale.

Submitted Plans

R K Lucas & Son have copies of several plans including topography, drainage and road development plans as well as approved floor plans and elevations. We are happy to provide these to interested parties. Any enquiries about alterations to

the submitted plans should be directed to Pembrokeshire County Council.

Other information

All enquiries should be directed to R K Lucas & Son

Viewings do not need to be accompanied as the site is vacant and open to access.





Illustrative details only - not to scale

From our Haverfordwest Office continue up High Street, onto Dew street, Straight over at the traffic lights and onto the roundabout. Take the third exit down Merlin's Hill. At the next roundabout take the second exit up Pembroke Road and continue on this road to Burton for approximately 6.5 miles. At the bottom of the hill you will see the Jolly Sailor restaurant and Kiln Road is the road leading along the waters edge to the left. The plot will be found on your right, identified by our board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.