

Land near junction with A487 Brawdy



Offers In The Region Of £650,000



A rare opportunity to acquire a substantial brownfield site in the heart of rural Pembrokeshire, located just off the A487 near Brawdy. Extending to approximately 0.89 hectares (2.20 acres), the land comprises former military/operational ground with established hardstandings, internal roadways and an existing access directly from the public highway.

The site holds no current planning consent, but its brownfield status, historic developed nature, and proximity to nearby employment uses present encouraging potential for a residential or live-work development scheme, subject to planning.

The property is situated just minutes from Newgale, Solva, St Davids and the stunning Pembrokeshire Coastline, offering an attractive blend of rural living and coastal accessibility.

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## Planning

The site has no current planning consent, but its status as a brownfield parcel with a history of built development places it in a favourable position for redevelopment. A previous Pre-Application Enquiry explored the potential for live-work units, and the Local Planning Authority indicated that a mix of residential and small-scale employment uses could be acceptable in principle.

The land sits close to Brawdy Business Park and benefits from good access to the A487, which supports the case for a residential or mixed-use scheme. Purchasers will need to engage with

Pembrokeshire County Council to confirm the most suitable approach, but potential options include full residential redevelopment, live-work units, or a blended layout designed around the existing hardstanding network.

## Location

The site occupies a convenient position just off the road leading to MoD Brawdy and sits approximately 50 metres west of Brawdy Business Park. It lies around three miles from the popular beach at Newgale and six miles from the historic city of St Davids, with easy onward access via the A487 toward both Haverfordwest and Fishguard. The location offers a blend of rural coastal living and proximity to local

employment centres, making it well suited to future development.

## Services

Prospective purchasers should satisfy themselves regarding availability of mains water, electricity and foul drainage.

## Tenure

Freehold with vacant possession on completion.

## Viewing

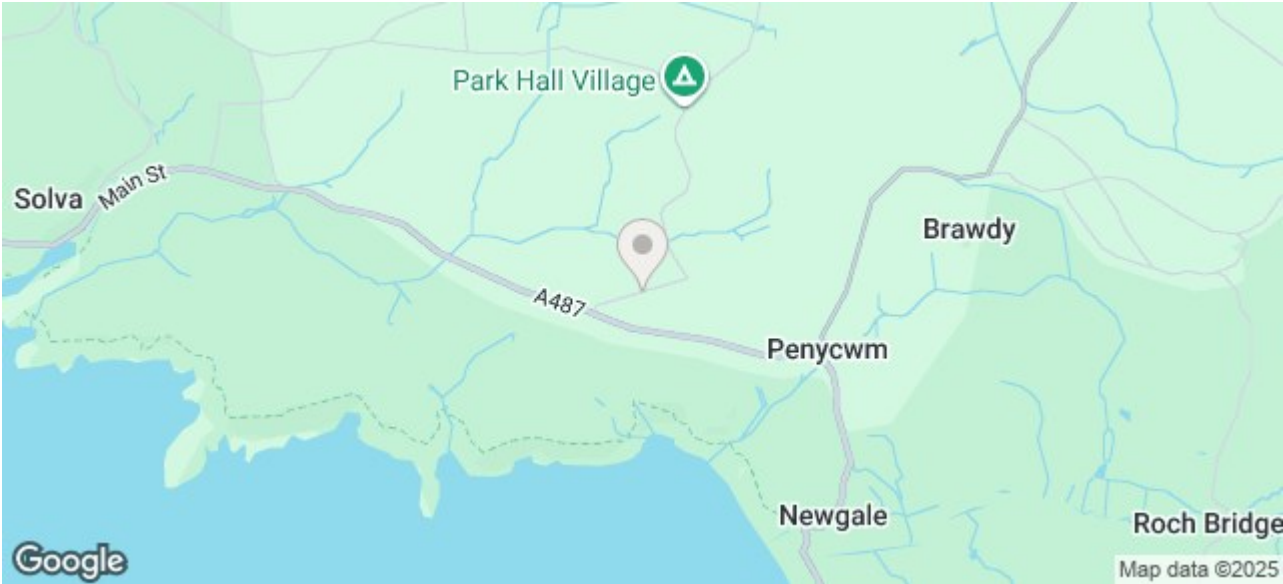
By appointment with R K Lucas & Son







Direction from Haverfordwest: Follow the A487 north-west towards St Davids for approximately 9 miles. Continue through Simpson Cross, Roch, Newgale and Pen-y-Cwm remaining on the A487, until you reach the junction signposted for Brawdy Business Park. Turn right at this junction and the site will be found shortly afterwards on the right-hand side. [what3words:///lamplight.tiptoes.profile](https://www.what3words.com/lamplight.tiptoes.profile)



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