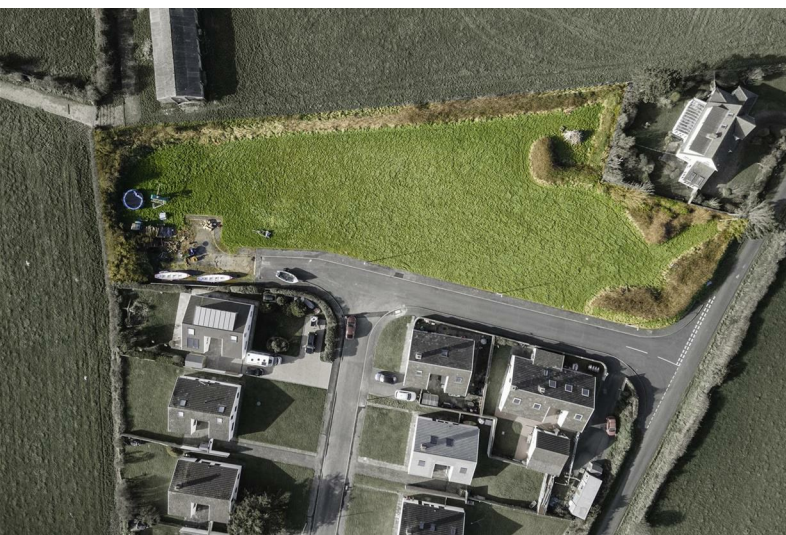




Offers In Excess Of £1,800,000



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

**Prestige
Collection**

Land at Ynys Dawel, Solva



- Planning for 6 units
- Services available
- Easily accessible
- Prestigious position
- Adopted Road
- Superfast broadband






Solva is situated on the north-western coast of the Pembrokeshire peninsula and comprises a picturesque former fishing village set around a rocky cove with sandy beach adjacent. Ynys Dawel is located within Upper Solva, adjacent to a minor county road yet within easy walking distance of all main village amenities. The Cathedral City of St Davids is approximately 3 miles to the north-west whilst the county town of Haverfordwest is some 12 miles to the south-east.

The area is renowned for its coastal and rural scenery and for many years has proved to be one of the top hot spot areas in Pembrokeshire within which to live.

The current Planning Consent for 6 dwellings is not subject to Section 106 Agreements as the initial development commenced many years ago.

Such a prestigious location demands quality homes and we have no doubt that there will be significant interest in the site.



H.M. LAND REGISTRY		TITLE NUMBER WA 473215		
ORDNANCE SURVEY PLAN REFERENCE	SM 7924	SECTION A	Scale 1/1250 Enlarged from 1/2500	
COUNTY DYFED	DISTRICT PRESELI PEMBROKE PEMBROKESHIRE		© Crown copyright	



Services

We are advised that mains Water, drainage and electricity are all available in adjoining road.

Fibre broadband is being installed allowing superfast connections to the premises.

Plot boundaries

Currently undefined. Planning is extant for 6 units. there will be some discretion with demarcation of plot boundaries.

Tenure

The site is sold as Freehold

The estate road is adopted.

Planning permission

Considered extant from previous site development, outline for 6 units. Interested parties should make their own enquires for change of design/layout etc.

The current permission has no s.106 obligations.

Enquiries

Enquiries should be made only through R K Lucas & Son.



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.