An exciting development opportunity set in the heart of Rural Pembrokeshire. This particular site benefits from planning consent, Application No. NP/13/0086 granted in June 2013 for the construction of 5 residential units and estate road to the rear of Belle Vue, Rosebush. The planning permission has been secured through the commencement of works which removes time limits. The site has been partly cleared ready for development with topsoil mounds retained on the relevant plots.

Rosebush forms a quiet backwater village set on the very edge of the Pembrokeshire Coast National Park at the foot of the Preseli Hills. The area is renowned for its scenic beauty and indeed the site itself benefits from fine views towards the village and over the surrounding rural countryside.

- Beautifully set development site
- Rural views and setting
- Services to edge of site
- 5 plots
- Extant Planning Permission
- Wonderful opportunity

**Asking Price £129,950**

**Plots at Bellevue,**
Clynderwen SA66 7QT
The community of Rosebush has a vibrant past history and is home to the popular Tafarn Sinc Public House renowned for its authenticity and traditional old world charm. The village is some 13 miles north of the county town of Haverfordwest and within easy motoring distance of the town of Crymych and the coastal towns of Newport, Fishguard and Cardigan.

The development offers vast potential for building developers looking to commence development on the smaller scale.

**Plans**
Plans and further details are available upon request. Works were undertaken by Mr Ian Bartlett, Building Design & Conservation, of 6 Caradoc Place, Haverfordwest, SA61 1HL.

**Tenure**
The property is Freehold.

**Local Authority**
Pembrokeshire County Council
County Hall
Haverfordwest
SA61 2TP

Tel. 01437 764551

and

Pembrokeshire Coast National Park Authority.
Llanion Park
Pembroke Dock
SA72 6DY

Tel: 0845 3457275

**Viewing**
By appointment with R K Lucas & Son.

**Services**
We understand that mains sewerage, water and electricity are available to the site. However, prospective purchasers should make their own enquiries in relation to the required provision of on-site services.

**Additional Information**
The National Park Authority has confirmed in a letter dated the 17th of October 2014 that works have commenced on site and that the planning consent NP/13/0086 dated the 7th of June 2013 remains extant.

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.