



Plots to the Rear of, Vine Cottage The Ridgeway, Saundersfoot, Pembrokeshire SA69 9LA

- Two Building Plots
- Outline Planning Permission
- 0.8 Miles From Saundersfoot Village And Beach
- Section A106 Agreement
- Two Detached Dwellings
- Vehicular Access
- Planning Application: NP/22/0476/OUT

Offers Around £195,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile



VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property. Services available nearby
TAX: Band Not assigned

We would respectfully ask you to call our office before you view this property internally or externally

SSG/ESL/11/24/DRAFT

FACEBOOK & TWITTER
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<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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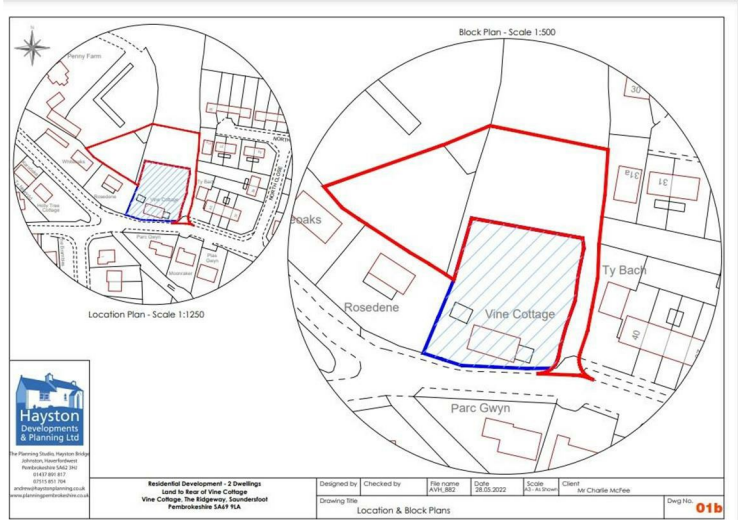
An opportunity to purchase a building plot with outline planning permission approved for the erection of two detached dwellings, with vehicular access. The plots are located on the periphery of Saundersfoot village, convenient to amenities, public transport links and approximately 0.8 miles to the beach and harbour.

The vendor advises that the plots measure approximately 35 metres x 25metres and 25metres x 16 metres each, and the planning permission approves dwelling to be build under the following parameters:
Main Building
Length between 9.5 – 10 metres max. Width between 7.5 – 8 metres max. Ridge height between 7.5 – 8.4 metres max.
Rear wing
Length between 5.5 – 6 metres max. Width between 4.5 –5.5 metres max. Ridge height between 5.5 – 8 metres max.
Garage side wing
Length between 3.75 – 4 metres max. Width between 7.5 – 8 metres max. Ridge height between 6.5 – 6.9 metres max

Please note that an S106 agreement states that an affordable house must be built in line with RSL and handed to the local authority. There may be an option for ATEB/PCC to take the plot for the affordable property unbuilt - this would need to be agreed with the new owner and the RSL company.

Viewing is highly recommended, and further documents are available on request.

Saundersfoot is a fishing village and popular seaside resort. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, fishing and simply messing about in boats. Saundersfoot also provides easy access to Amroth where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust.



DIRECTIONS

Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. Follow road for approx 0.5 miles and then at the roundabout, take the 1st exit onto Narberth Rd/A478. Continue on road for 1.4 miles and at the next roundabout, take the 1st exit onto A478. Turn right onto Sandy Hill road and continue into Saundersfoot and continue around square and up Milford Street. Turn left onto The Ridgeway and proceed along for approximately half a mile where the property will be located on the right hand side. What/Three/Words:///headsets.intend.cuddling

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.