

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band N/A

JETH/ESL/02/23/OK/ESL

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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps
<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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



Plot Lower Hill Cottage, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JP

- Freehold Building Plot
- Sought After Village Location
- Replacement OF Former Dwelling
- Fantastic unique opportunity
- Once in a lifetime home
- Services Connected
- Overlooking The Beach
- Planning Application No: NP/18/0301/FUL
- Potential dream home

Offers In Excess Of **£480,000**



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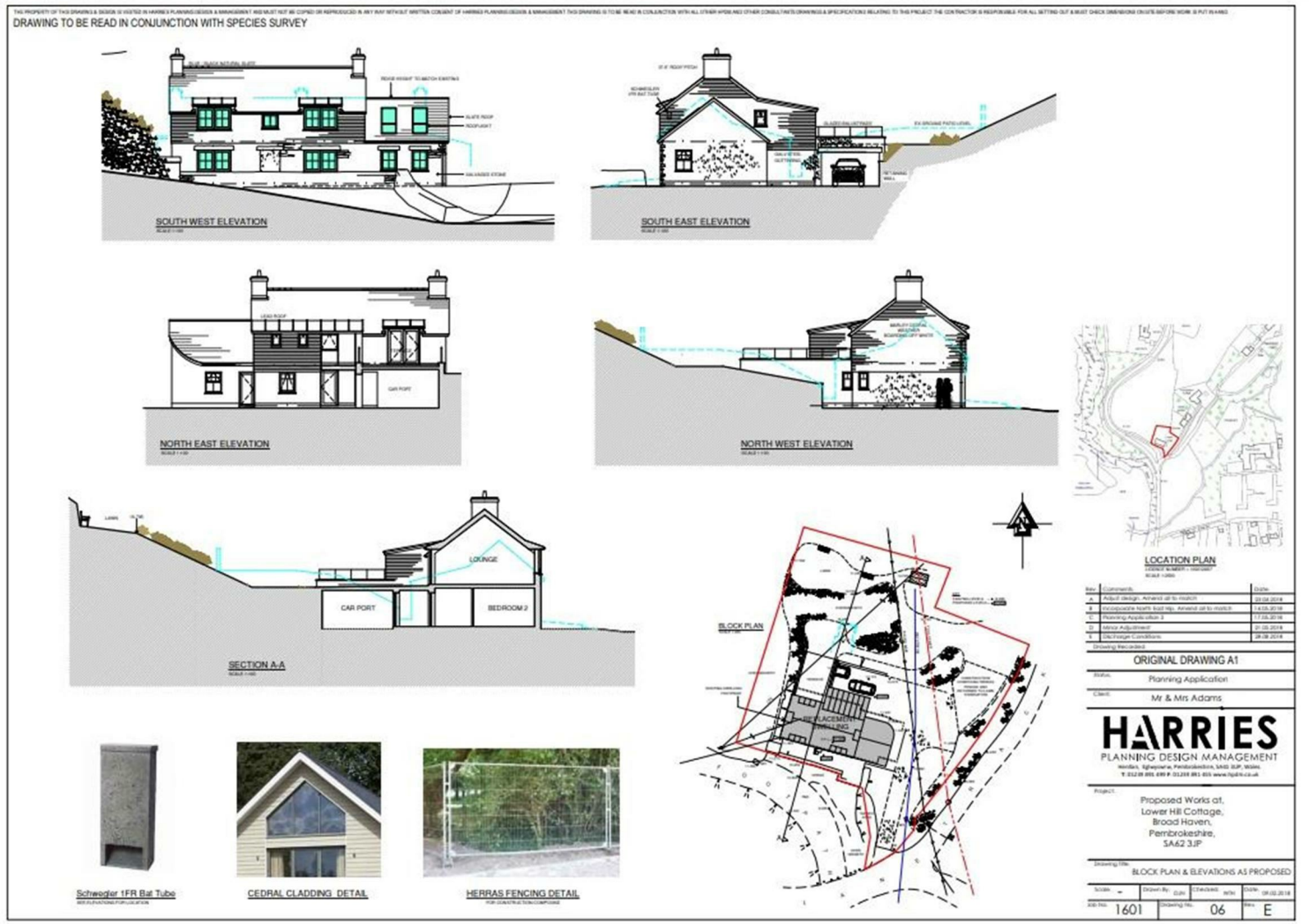


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The Agent that goes the Extra Mile





This is a fantastic and very rare prospect to build in a sought after village, with un-interrupted views of the beach and sea. The site is located at the bottom of Haroldston Hill, just a minutes walk to the beach and village, where many amenities are available. The plot has planning permission to replace the former cottage, planning documents are available on request to the office. Services are connected for electricity, water and drainage to the public sewer.

Broad Haven is a sought after coastal village located approximately 6 miles out of Haverfordwest. Spend your days on the sandy Blue Flag beach only yards away, try your hand at a water sport from the hire centre. With a choice of places to eat and drink and a well-stocked village shop. Walk the Pembrokeshire Coastal Path over the headland or at low tide, along the beach, to the picturesque village of Little Haven with its small sandy cove and cluster of pubs and restaurants. The popular surfers beach at Newgale is only a short drive away.

The county town of Haverfordwest lies 6 miles to the east, and provides a wide range of amenities, including mainline train station, hospital, supermarkets, new leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.



DIRECTIONS

From our Haverfordwest office proceed up the High Street, into Dew Street following the one way system round to the right. Take the Broad Haven road straight ahead, passing Tesco Stores and continuing on out of Haverfordwest. On entering Broad Haven follow the road towards the seafront, and then take the right hand-turn in the direction of Nolton Haven. Cross the bridge, and the site will be found on the right-hand side. What3Words reference: inviting.showed.showering

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