

Plot A Taylor's Park, New Hedges, Tenby, SA70 8TR

£165,000



A rare opportunity to buy a ****building plot**** in the centre of New Hedges village with full detailed planning permission in place to build a modern/contemporary style three bedroom bungalow.

The plot is approached from Cross Park and has onsite parking for two cars and garden space surrounding the bungalow, with close boarded fence and natural hedgerow boundaries. Connections for water, electricity and mains drainage all easily accessible. An attractive plot within the village and equidistant from the picturesque holiday resorts of Tenby and Saundersfoot.

- **Building Plot**
- **Detached Bungalow**
- **Village Location**

- **Full Detailed Planning**
- **Three Bedroom Master En-suite**
- **Architecturally Designed**

[Agent's Note](#)

Plot A is a building plot that has full detailed planning permission. All room dimensions are approximate and all photographs shown are of Plot B (already purchased and developed) to use as reference, as it is the same design as the planning that is in place for Plot A.

Lounge/Kitchen/Diner 25'9" x 13'4" (7.85 x 4.06)

Bathroom 6'9" x 6'2" (2.06 x 1.88)

Master Bedroom 11'9" x 11'5" (3.58 x 3.48)

En-Suite 6'9" x 6'2" (2.06 x 1.88)

Bedroom Two 11'9" x 10'0" (3.58 x 3.05)


Bedroom Three/Study 11'9" x 9'5" (3.58 x 2.87)


[Services](#)

The vendor has laid water pipes ready for connection to the Welsh Water mains, Mains drainage connection on site. Mains Electricity on site. Mains Gas on site. B.T on site.

[Building Regulations](#)

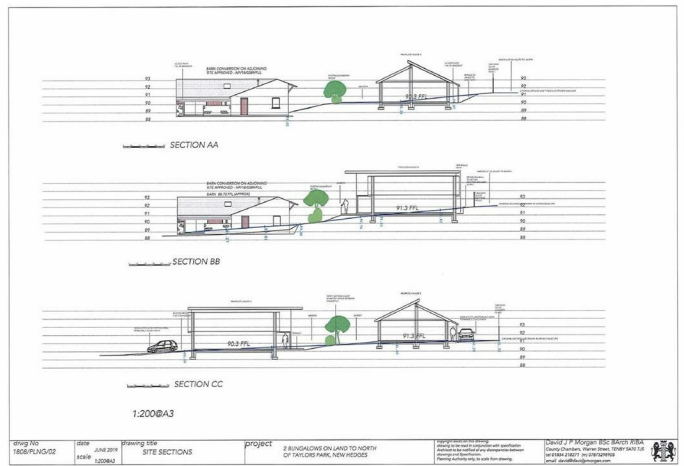
Plans have been prepared and will be available to the purchaser for the submission of Building Regulations, as at May 2022. There is full detailed SUDS approval and Professional Quantity Surveyor costings and quantities provided.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

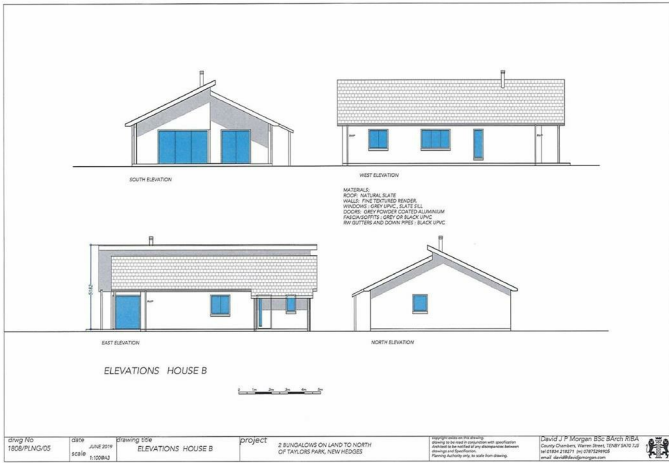
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



From our office head out to the village of New Hedges. Pass the mini-market on the left hand side, continue up the hill and, just before the right hand bend, turn right into Cross Park. Plot A is at the end of the street. Post code for Sat. Nav is SA70 8TR



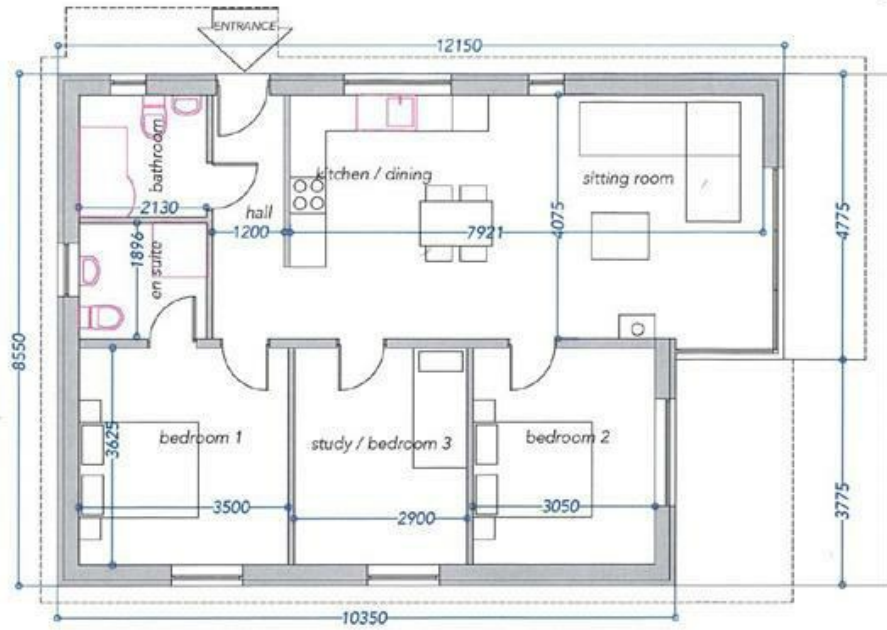
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scale:	1:200@A3	author:	2020/02	checked:		drawn by:		approved by:	



drawing no:	1808/PLNG/05	date:	2020/02	drawing title:	ELEVATIONS HOUSE B	project:	2 BUNGALOWS ON LAND TO NORTH OF TAYLORS PARK, NEW HEDDES	client:	David P Morgan BSC BAFTA REBA
scale:	1:100@A3	author:	2020/02	checked:		drawn by:		approved by:	

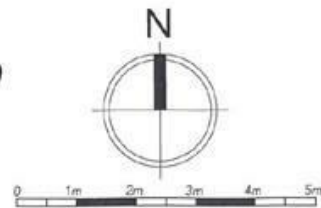


Floor Plan



HOUSE TYPE A (83.5 SQ.M)

LAYOUT PLANS 1 : 100



<p>drwg No 1808/PLNG/03</p>	<p>date JUNE 2019 scale 1:100&A3</p>	<p>drawing title FLOOR PLANS & SECTION</p>	<p>project 2 BUNGALOWS ON LAND TO OF TAYLORS PARK, NEW HED</p>
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