



Land At Dolwerdd New Road, Goodwick, SA64 0AD

Offers In The Region Of £325,000

- Development Land
- Council Tax Band E
- Outline Planning Permission
- EPC Rating F

Property

Development land, New Road, Goodwick is a plot of land available with outline planning permission for up to four dwellings, planning number (21/0482/PA). Dolwerdd, a detached bungalow, is an existing dwelling sited on the land which would require removing prior to commencing any works. We are advised by the vendors that mains services are available nearby but recommend all interested parties make further enquiries.

Development of the four dwellings as per planning will be subject to Section 106 affordable housing contribution of £5,087.50 per dwelling.

Further information is available from Town, Coast and Country Estates.

Link to Pembrokeshire County Council Planning Application
<https://planning.agileapplications.co.uk/pembrokeshire/application-details/37672>

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GURANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.

Location

The village of Goodwick offers local amenities and is close to the harbour town of Fishguard which provides further amenities to include secondary school and leisure centre. Goodwick boasts a ferry terminal to Ireland and a railway station which re-opened in 2012, offering train services to Swansea and beyond. The Pembrokeshire Coastal Path is nearby and there are many beaches within easy driving distance.

Directions

From Haverfordwest take the A40 towards Fishguard. At the first Fishguard roundabout take the 1st exit towards Goodwick and the ferry terminal. At the next roundabout, take the 1st exit and continue down the hill. Follow this road passing Tesco Express and petrol station on your left. At the next roundabout take the first exit and then the second turning on your left onto New Road. Dolwerdd can be found on the right hand side. For GPS purposes the postcode for the property is SA64 0AD.

